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From: Mac Acabado, OMB
Re: Home in Tacoma Housing Choice Survey Results: Phase 2
Date: March 20, 2023

Executive Summary

In January 2023 as part of Round 1 engagement the City of Tacoma created an online survey to gather community input on the Home In Tacoma Project – Phase 2. As a comprehensive outreach tool for the project, the Home In Tacoma Housing Choice Survey for Phase 2 found these major insights, among many others described throughout:

Top Goals for the Future of Housing

1. Neighborhoods include mature trees and green spaces
2. Housing is affordable at a range of income levels
3. Some historic buildings remain
4. Infrastructure and services keep pace with growth
5. Transportation choices include walking, biking, and transit

Top Adjectives Describing Hopes for Housing in Tacoma in 10 Years

1. Affordable
2. Safe
3. Accessible
4. Diverse
5. Green

Top Design Features

1. Car-oriented features like driveways and parking are de-emphasized
2. Some existing structures remain along with new housing
3. There are trees of different ages and sizes nearby

Top Important Features in Housing

1. Housing is affordable at my income level
2. A home that I can purchase
3. Onsite car parking

Top Amenities Within Walking Distance

1. Employment
2. Bike lanes
3. Schools

Top Features to Preserve or Enhance

1. Mature trees
2. Existing and/or historic homes
3. Supply of existing affordable housing

Rank of Choices for Housing Development Incentives

1. Provide property tax exemptions
2. Reduce the amount of onsite parking required
3. Allow developers to build a larger or taller building
4. Keep design standards and permit barriers to a minimum
5. Allow developers to build additional housing units

Background

The Home in Tacoma Survey for Phase 2 was administered from January 5, 2023 until February 20, 2023 as a broad outreach tool to gauge preferences regarding new housing rules that allow middle housing options throughout the city. This data will inform items such as housing policy changes, implementation actions, and Missing Middle Housing growth strategy changes, and pertain primarily to residential zoning and development standards changes.

The intention of this survey was to engage and learn from as many public members as possible, including both Tacoma residents, workers and guests. However, it does provide insight into how people, both visitors and residents, feel about their housing choices and the concepts behind the Home in Tacoma program.

Methodology

The Home in Tacoma Housing Choice Survey consisted of 20 questions: three ranking questions, three sliding scale questions, six open-ended questions/opportunity for comment (optional), three multiple-selection questions (required) and 5 demographic questions (optional).¹

In the details of this report, responses were analyzed over all as well as disaggregated by neighborhood, homeownership status (rent or own), race, age, and gender. Some respondents chose not to answer the demographic questions. For those who did, many chose a **Rather Not Say** option, and we wanted to reflect that. Additionally, many respondents who did answer the demographic question regarding race identified with multiple options.

For inclusivity and accessibility purposes, we did not limit the number of times a person, device or household could complete the survey. However, IP addresses were analyzed for data integrity and there were no signs of blatant misuse of the survey tool.

The survey was administered via Social Pinpoint and offered in English and Vietnamese. It was promoted via City social media, internal communications, community conversations with City Council, the Housing Equity Taskforce, the Planning Commission, and 20+ stakeholder community groups.

Findings and themes

1076 respondents completed and submitted the Home in Tacoma Survey Phase 2.

Question 1: What goals are most important to you as you think about the future of housing in Tacoma?

In Question 1, respondents were asked to select as many goals as they wished pertaining to the future of housing. There was also an option to choose “Other” and to describe their goal in their own words. ___ respondents completed this question and the ranking of the full survey sample is pictured in Figure 1.

The top important goal that respondents identified was **Neighborhoods include mature trees and green spaces**, followed by **Housing is affordable at a range of income levels**. The lowest important goal (from given options) was **Diverse housing sizes and types are available in each neighborhood**.

Neighborhood: What neighborhood do you live in?

When these same results are segmented by respondents’ neighborhood, some differences in ratings began to emerge. For example, respondents from the Eastside, the North End, and the South End chose **Neighborhoods include mature trees and green spaces** and **Housing is affordable at a range of income levels** most often. However, respondents in South Tacoma frequently chose **Home ownership opportunities are attainable to more people** and respondents in the West End frequently chose **Some historic buildings remain**.

Rent or Own: Do you rent or own the place you live?

When segmenting these results by whether the respondent rents or owns their home, perspectives between renters and owners were the same. Additionally, they both overall chose the top two choices of Question 1: (**Neighborhoods include mature trees and green spaces** and **Housing is affordable at a range of income levels**), but also commonly chose **Some historic buildings remain**. **Note that response options for this questions were Rented by you or someone in this household or owned by you or someone in this household.**

It is significant to note that many respondents did not align with either of these identifiers, opting to list their own situations, such as experiencing homelessness, living in a dorm, or living within a multi-generational household. Those situations were captured in a category titled **Other Situation**, and those who opted to answer the question but not to identify their situations chose **Rather Not Say**.

For those who fell under the Other Situation category, their top three choices echoed that of their renting and owning counterparts. For those who did not choose any option or chose Rather Not Say, their top two choices echoed their counterparts, but their third choice was **Business districts thrive**.

Age

All age groups under the age of 54 (grouped in the survey as 19-24, 25-34, 35-44, 45-54) chose **Housing is affordable at a range of income levels** most frequently, aligning with the overall outcome for this question. All age groups between 25 and 54 chose **Neighborhoods include mature trees and green spaces** with the second highest frequency, also aligning with the overall outcome for this question. However, the 19-24 age group also chose **Transportation choices include walking, biking and transit** as their second most popular choice.

Race

Those who identified as Black/African, Latino/Latine/Latinx, White/Caucasian, and those who opted for the option Rather Not Say were aligned with the overall two top options of **Housing is affordable at a range of incomes** and **Neighborhoods include mature trees and green spaces** as their top two. Those who identified as Asian or Middle Eastern/North African also frequently chose **Infrastructure and services keep pace with growth**. Respondents who identified as Middle Eastern/North African or Pacific Islander/Native Hawaiian notably and frequently chose **Transportation choices include walking, biking and transit**.

Question 3: When you think about new housing in your neighborhood, what design features are most important to making it fit in well?

In Question 3, respondents were asked to rank seven (the seventh being an open-ended answer) design features regarding new housing in their neighborhoods. ____ respondents completed this question, and the ranking of the full survey sample is pictured in **Figure 2**.

The top three design features that respondents identified were the following:

1. Car-oriented features like driveways and parking are de-emphasized
2. Some existing structures remain along with new housing
3. There are trees of different ages and sizes nearby

The lowest-ranked design feature was, on average, **New buildings are not too much larger or taller than nearby existing ones**. Overall, the theme of trees and green spaces is consistent between Questions 1 and 3, as well as a desire for multi-modal transportation (less car-oriented features in favor of other modes).

Neighborhood

When these same results are segmented by respondents' neighborhood, some differences in ratings began to emerge. Those who live in Central Tacoma, the Eastside, New Tacoma, South Tacoma, and the South End chose **Housing is pedestrian oriented** as their top ranked design feature. In contrast, those who live in the North End or West End chose **New buildings are not too much larger or taller than**

nearby existing ones, while those in Northeast Tacoma chose **New housing provides yard space and separation from neighboring lots**.

Rent or Own

When segmenting these results by whether the respondent rents or owns their home, homeowners largely ranked **New buildings are not too much larger or taller than nearby existing ones** and **Housing is pedestrian oriented** as their top two design features and ranked **Car-oriented features like driveways and parking are de-emphasized** the lowest.

Renters in all neighborhoods largely ranked **Housing is pedestrian oriented** and **There are trees of different ages and sizes nearby** as their top two design features, and the **Something else** option as their lowest ranked design feature.

It is significant to note that many respondents did not align with either of these identifiers, opting to list their own situations, such as experiencing homelessness, living in a dorm, or living within a multi-generational household. Those situations were captured in a category titled **Other Situation**, and those who opted to answer the question but not to identify their situations chose **Rather Not Say**.

For those who fell under the Other Situation category, their top choices were much more mixed. Those on the Eastside ranked **New housing provides yard space and separation from neighboring lots** the highest, while those in the North End ranked **Car-oriented features like driveways and parking are de-emphasized** the highest. Those in Northeast Tacoma and South Tacoma ranked **Housing is pedestrian oriented** as their highest choice, and those in the South end chose **New buildings are not too much larger or taller than nearby existing ones**.

For those who did not choose any option or chose Rather Not Say, their top choices were overwhelmingly the **Something else** option, followed by **New buildings are not too much larger or taller than nearby existing ones**.

Age

Those in the age groups between 16 and 54 frequently ranked **Housing is pedestrian oriented** the highest, especially the 19-24 and 25-34 groups. However, respondents in the 45-54 age group that live in New Tacoma, Northeast Tacoma, and the West End also ranked **New buildings are not too much larger or taller than nearby existing ones** highly.

Those in the 55-64 age group overwhelmingly ranked **New buildings are not too much larger or taller than nearby existing ones** with the exception of those in Central Tacoma, who ranked **Some existing structures remain along with new housing** the highest.

Those in the 65 and over age groups (65-74, 75 and over) were much more mixed in their highest ranked choices. Those who opted not to identify with a location were also very mixed.

Race

When not disaggregated by neighborhoods, those who identified as Asian, Latino/Latine/Latinx/Hispanic and Middle Eastern/North African selected **Housing is pedestrian oriented** as their highest ranked

choice. In this context, those who chose the identifiers Black/African American, Native American/Alaska Native, White/Caucasian, and Rather Not Say (as well as those who did not select an identifier at all) selected **New buildings are not too much larger or taller than nearby existing ones** as their highest ranked choice. Those who identified as Pacific Islander/Native Hawaiian chose **New housing provides yard space and separation from neighboring lots** as their highest ranked choice.

When disaggregated by neighborhoods, results are much more mixed. For example, those who identified as Black/African American who live on the Eastside, the North End, Northeast Tacoma, and the South end chose **Housing is pedestrian oriented** as their highest ranked choice, while those who identified as Native American/Alaska Native had a top three ranking identical to the overall ranking of respondents across all factors.

Question 4: Is there anything else you'd like to tell us about what you think is most important about middle housing design?

Question 4 was an open-ended question regarding respondents' thoughts on what they think is most important about middle housing design.

Common themes include having:

- Shared spaces, such as community centers, libraries, and parks nearby
- Grocery stores, restaurants, and sources of food
- Proximity to community safety services, such as police and fire

The full, verbatim answers can be found in the appendix.

Question 5: Imagine you are looking for housing – what features would be important to you? (Select all that apply)

In Question 5, respondents were asked to select as many features as they wished that they thought were important in looking for housing. There was also an option to choose "Other" and to describe their goal in their own words.

The top three features are as follows:

1. **Housing is affordable at my income level**
2. **A home that I can purchase**
3. **Onsite car parking**

The lowest ranked was **A rental opportunity**. Overall, the top choice, **Housing is affordable at my income level**, showed consistency with a goal of housing listed in Question 1, **Housing is affordable at a range of incomes**.

In the "Other" category, common themes were:

- Space – green spaces, spaces for gardening, yards, space for privacy

- Safety
- The presence of trees
- Access to public transportation

Neighborhood

Most respondents' choices aligned with the top two choices. However, respondents in Northeast Tacoma, the West End, and those who either lived in zip codes outside of the identified Tacoma neighborhoods or opted not to share their neighborhood frequently choosing **Onsite car parking** (the third overall popular choice).

Rent or Own

Though renters chose **Housing is affordable at my income level** at a larger margin than their homeowner counterparts, both groups' choices aligned with the overall top three choices for this question.

For those who fell under the Other Situation category, their top choices were slightly different. While they also chose **Housing is affordable at my income level** and **A home that I can purchase** (these choices were tied), their third choice was a tie between **Housing to share with extended family or housemates** and **Three or more bedrooms**.

For those who did not choose any option or chose Rather Not Say, their top choices were the same as their renter and homeowner counterparts. However, when disaggregated by neighborhoods, those in Central Tacoma chose **Onsite car parking** by a very large margin over all other choices. Those in the Eastside, in addition with having a common top two with renter and homeowner counterparts, chose **Three or more bedrooms** as a top choice and those in the South End also frequently chose **Physically accessible housing** as a top choice.

Age

Respondents in the 16-18 age group frequently chose **Onsite bicycle or motorcycle parking** and **Physically accessible housing** as important features in looking for housing. Those over the age of 64 (the 65-74 age group and 75 and over age group) and those who opted not to share their age also frequently chose **Onsite car parking** as an important feature.

Notably, respondents in the 19-24 age group that live in Central Tacoma, the South End, South Tacoma, and the Eastside also commonly chose **A rental opportunity** at the same frequency as the overall top two choices. Respondents in that same age group who lived in zipcodes outside of the identified neighborhoods also commonly chose **Onsite car parking** and **Physically accessible housing** as features important to them when looking for housing.

Additionally, respondents in the 45-54 age group that live in the North End, the South End, South Tacoma, the West End, and those who lived in zipcodes outside of the identified neighborhoods frequently chose **Onsite car parking** at the same rate as they chose the overall top two features.

Race

There was general agreement across respondents around their top three choices for important features when looking for housing. Respondents who identified as Latino/Latine/Latinx in the North End also frequently chose **Onsite shared spaces and amenities (such as courtyards, recreation facilities)**. Respondents who identified as Native American/Alaskan Native in Central Tacoma commonly chose **Housing to share with extended family or housemates** and **Physically accessible housing**. Their counterparts in other zipcodes not in the identified neighborhoods also commonly chose those options along with **Onsite shared spaces and amenities** and **Three or more bedrooms**.

Question 6: What amenities are most important to be within walking distance from your home? (Ranked list)

Question 6 was a question that asked respondents to rank, from most to least important, different given amenities that are most important to be within walking distances from their home.

According to the respondents who chose to answer this question (n=986 or 91.64% of total respondents), the average rankings are as follows:

1. Parks and open space
2. Neighborhood shopping
3. Sidewalks and curb ramps
4. Transit
5. Schools
6. Bike lanes
7. Employment

Question 7: Is there something else that's important to have nearby? (Please describe)

Question 7 was an open-ended question regarding

Common themes include having:

- Shared spaces, such as community centers, libraries, and parks nearby
- Grocery stores, restaurants, and sources of food
- Proximity to community safety services, such as police and fire

The full, verbatim answers can be found in the appendix.

Question 8: What features are most important to preserve or enhance in your neighborhood?
(Select all that apply)

In Question 8, respondents were asked to select as many features as they wished that they thought were most important in preserving or enhancing their neighborhood. The top three features are as follows:

1. **Mature trees**
2. **Existing and/or historic homes**
3. **Supply of existing affordable housing**

The lowest ranked was **Street parking**.

Neighborhood

There was general agreement across neighborhoods around their top two choices for important features to preserve or enhance. Respondents who live in Central Tacoma, New Tacoma, and South Tacoma frequently chose **Supply of existing affordable housing** as a top choice as well. Respondents in the South End had a tie for their second choice: **Existing businesses and institutions** and **Supply of existing affordable housing**.

Age

Respondents aged 45 and over (45-54, 55-64, 65-74, 75 and over) as well as respondents who chose not to share their age agreed around their top two choices of important features and aligned with the overall top two choices for this question.

For respondents between the ages of 19 and 44 (19-24, 25-34, 35-44), **Supply of existing affordable homes** was particularly important to them and was the overall second choice.

Race

When disaggregated by race, respondents who identified as Asian and who live on the Eastside, South Tacoma, and the South End also frequently chose **Existing businesses and institutions**.

Respondents who identified as Black/African and who live on the South End had a tie of the top choice between **Existing businesses and institutions** and **Supply of existing affordable housing**. Those who identified as Black/African and who live on the Eastside had a tied second choice of **Supply of existing affordable housing** and **Existing businesses and institutions**. Those who identified as Black/African and who live in Central Tacoma chose **Supply of existing affordable housing** as their first choice.

Respondents who identified as Latino/Latine/Latinx/Hispanic overwhelmingly chose **Mature trees** over any other choice. Within this category, respondents who live on the Eastside, Northeast Tacoma, and the South End also frequently chose **Existing businesses and institutions**.

Those who identified as Middle Eastern/North African and who live in New Tacoma only chose two options: **Existing businesses and institutions** and **Supply of existing affordable housing**. Those who

identified as Middle Eastern/North African and who live in other zip codes outside of the identified neighborhoods only chose the top two choices overall: **Mature trees** and **Supply of existing affordable housing**.

Those who identified as Native American/Alaska Native and who live in Central Tacoma and the Eastside chose **Supply of existing affordable housing** as their second choice. Those who identified as Pacific Islander/Native Hawaiian, White/Caucasian/European, those who chose Rather Not Say, or did not answer the question at all aligned with the top three choices listed at the beginning of this section.

Question 9: How should Tacoma balance the pressing need for housing with requirements that might mean that less housing is built or increasing costs? (Describe size and scale of new housing)

Question 9 was a slider question regarding respondents' view on how Tacoma should consider the size and scale of new housing with three different categories on the slider:

- 1: New housing is about the size and height of existing houses
- 2: New housing is somewhat bigger and taller
- 3: New housing is substantially bigger and taller

Essentially, 1 is a slower pace of new housing, and 3 is a faster pace of new housing.

Overall, respondents who answered this question (n=881) overwhelmingly chose **1: New housing is about the size and height of existing houses** (n=500, 56.75%), with **2: New housing is somewhat bigger and taller** having been chosen by 25.65% of respondents (n=226) and **3: New housing is substantially bigger and taller** having been chosen by 17.59% of respondents (n=155).

In the following analyses, instead of three definitive choices of 1, 2, or 3, averages were calculated for each category or category combination with 3.00 as the highest possible average. The higher the average is, the higher the desire for fast paced new housing is.

Neighborhood

Respondents in New Tacoma and Central Tacoma had the **highest averages (2.14 and 2.03 respectively)**, meaning that on average, those respondents resonated most closely with **New housing is somewhat bigger and taller**. Respondents in Northeast Tacoma and other zip codes had the **lowest averages (1.36 and 1.27 respectively)**, meaning that on average, those respondents resonated most closely with **New housing is about the size and height of existing houses**.

Age

Respondents in the 19-24 age group had the **highest average (2.41)**, followed by those in the 16-18 and 25-34 age groups **(2.00)**, meaning that on average, those respondents resonated most closely with **New housing is somewhat bigger and taller**. Respondents who chose not to identify by age (outside of the Rather Not Say option) as well as the 75 and over age group had the **lowest averages (1.09 and 1.30, respectively)**, meaning that on average, those respondents resonated most closely with **New housing is about the size and height of existing houses**.

Respondents who lived in the Central and North End neighborhoods who did not identify with any age groups (outside of the Rather Not Say option) had the highest possible average of **3.0**, while those in those neighborhoods who chose to identify with Rather Not Say or the 65-74 age group had low averages of **1.0** and **1.6**, respectively.

Gender

Male-identifying respondents had the highest average (1.87), while female-identifying respondents had the lowest average (1.48).

Race/Ethnicity

Respondents who identified as Asian as well as White/Caucasian had the highest averages (1.83 and 1.70 respectively), while those who identified as Pacific Islander/Native Hawaiian and those who chose Rather Not Say as their identifier had the lowest averages (1.13 and 1.29 respectively).

Question 10: How should Tacoma balance the pressing need for housing with requirements that might mean that less housing is built or increasing costs? (Describe preserving existing buildings)

Question 10 was a slider question regarding respondents' view on how Tacoma should consider preserving existing buildings:

- 1: Retain as many existing viable buildings as feasible
- 2: Retain some existing buildings but demolitions are allowed
- 3: Retain only the most historically significant buildings

Essentially, 1 is a slower pace of new housing, and 3 is a faster pace of new housing.

Overall, respondents who answered this question (n=745) most frequently chose **1: Retain as many existing viable buildings as feasible** (n=424, 56.91%) with **3: Retain only the most historically significant buildings** having been chosen by 25.37% of respondents (n=189) and **2: Retain some existing buildings but demolitions are allowed** having been chosen by 17.72% of respondents (n=132).

Age

Respondents in the 19-24 age group and 25-34 age group had the highest averages (2.14 and 2.06 respectively), while respondents those who chose Rather Not Say as their identifier as well as those in the 55-64 age group had the lowest averages (1.10 and 1.42).

Neighborhood

Respondents who live in New Tacoma and South Tacoma had the highest averages (2.09 and 2.05 respectively), while respondents who live in other zip codes and the West End had the lowest averages (1.39 and 1.51).

Race/Ethnicity

Respondents who identified as Asian and White/Caucasian had the highest averages (1.85 and 1.79), with respondents who identified as Native American/Alaska Native followed closely behind (1.79). Respondents who identified as Pacific Islander/Native Hawaiian or chose explicitly the Rather Not Say choice had the lowest averages (1.33 and 1.34).

Question 11: How should Tacoma balance the pressing need for housing with requirements that might mean that less housing is built or increasing costs? (Describe streetscape improvements such as trees and sidewalks)

Question 11 was a slider question regarding respondents' view on how Tacoma should consider streetscape improvements, such as trees and sidewalks:

- 1: New housing comes with major streetscape improvements**
- 2: New housing comes with streetscape improvements in front of new buildings**
- 3: New housing comes with the minimum amount of streetscape improvements**

Essentially, 1 is a slower pace of new housing, and 3 is a faster pace of new housing.

Overall, respondents who answered this question (n=706 or 65.61% of total respondents) most frequently chose **1: New housing comes with major streetscape improvements** (n=508, 71.95%) with **3: New housing comes with the minimum amount of streetscape improvements** having been chosen by 15.72% of respondents (n=111) and **2: New housing comes with streetscape improvements in front of new buildings** having been chosen by 12.32% of respondents (n=87).

Age

Respondents in the 19-24 age group and the 25-34 age group had the highest averages (2.14 and 2.06) while respondents who chose Rather Not Say as their identifier and the 55-64 age group had the lowest averages (1.10 and 1.43).

Neighborhood

Respondents who live in South Tacoma and the North End had the highest averages (1.82 and 1.58 respectively) had the highest averages, while respondents who live in New Tacoma and Northeast MAC

Question 12: Another way that the City can help more affordable housing be built is by offering something of value to developers in exchange for providing more affordable housing. What should the City offer to incentivize housing developers to provide more affordable new housing? (Rank from most to least appropriate)

Question 12 was a question that asked respondents to rank different potential incentives for housing developers to provide more affordable new housing. According to the respondents who chose to answer this question (n=783 or 72.77% of total respondents), the average rankings are as follows:

1. Allow developers to build additional housing units
2. Keep design standards and permit barriers to a minimum
3. Provide property tax exemptions
4. Allow developers to build a larger or taller building
5. Reduce the amount of onsite parking required

Question 13: What other incentives should the City offer to incentivize housing developers to provide more affordable new housing?

Question 13 was an open-ended question regarding other incentives the City should offer, in respondents' opinion, to housing developers to provide more affordable housing.

Overwhelmingly, any respondents who answered this question wrote that no incentives should be offered to developers by the City.

Question 14: Share your housing story: Everyone has a housing story! Have you ever struggled to find or keep housing? What would be your ideal housing situation? Can you envision that here in Tacoma? (up to 400 words)

Question 14 was an open-ended question regarding respondents' housing stories – if they struggled to find or keep housing, if they had an ideal housing situation, or if they can envision that in Tacoma.

Some respondents shared that they'd lived in Tacoma for one, two, or three years, while others cited living in Tacoma for up to 48 and 60 years.

Key themes included respondents wanting **denser housing opportunities** and **subsidized housing**, citing a **frenzied** or **exploitative housing market**.

Question 15: Is there anything else you'd like to tell us about middle housing, neighborhoods or affordability?

Question 15 was an open-ended question regarding any other thoughts respondents had regarding middle housing, neighborhoods, or affordability.

While the answers were wide-ranging, they shared a sense of trepidation. Respondents often feared that through Home in Tacoma, **only developers and realtors would benefit**. They also feared **gentrification** and the **loss of property value**.

Respondents especially called for the **rethinking of the definition of affordability**, and that affordability is as much of a rental issue as it is a homeownership issue.

More specific recurring themes included emphasis on the desire for **multifamily housing** and **gathering spaces** (parks, community centers, and **green spaces**) to create opportunities for people to gather, have a sense of community, and for kids to be able to play outdoors. Some respondents called for middle housing to be **built equitably across neighborhoods** where there is access to mass transportation, food sources, groceries, good schools, and other services. Other respondents emphasized their desire for **more parking** and the **preservation and even restoration of existing old buildings**.

Freeform questions

Analysis of freeform questions will be provided in a separate memo. Because they received the fewest responses while requiring the greatest amount of attention to review, they will be prioritized as a supplemental to this memo.

Demographics

Please see **Appendix Demographics** for charts from our demographic questions. As previously noted, some responses were grouped to achieve larger samples for more meaningful representation and analysis.

Appendix A1

Full verbatim answers to Question 2: What three adjectives describe how you hope housing in Tacoma will be in ten years?

- robust, options, lively
- Safe Affordable Connected
- historic valuable
- Not Portland
- Clean, safe, and green.

- renter & Landlord protect
- preserve, protect
- Historic
- affordable, dense, access
- quiet, private, uncrowded
- "Well planned
- Not Seatt
- Upscale, Desirable
- limited, with yards, attr
- Protect history inclusive
- Taller, plentiful, walkab
- safe affordable equitable
- Safer, cleaner, wealthier
- Diverse, walkable, safe
- Dense accessible car-free
- Minimal new houses/apts
- Safe, better schools,
- "Affordable
- Variety"
- Walkable,Energy-efficient
- "NOT ENOUGH LETTERS!!
- clean, safe, livable
- Smart inclusive community
- affordable,owner-occupied
- "Dense
- Diverse
- Healthy"
- Retain character.
- "equitable
- diverse
- inclusi"
- affordable inclusive safe
- Affordable, Fair, Attaina
- Walkable nieghborhoods
- Accessible, historic,
- Dynamic, accessible, lots
- Beautiful, green, access
- preserve neighborhoods
- residential neighborhoods
- Walkable diverse quality
- Green space, alley access
- Well designed not shitty
- Stays as is

- HistoSustainableBalnced
- historic affordable safe
- "green affordable plenty
- Human-scale, traditional
- spaced, single family
- Realistic but desirable
- "Abundant
- Affordable
- Diverse, affordable
- Impossible in 25 letters.
- affordable ownership
- Affordable, available, op
- walk/bikeable green solid
- Dense Equitable Affordabl
- "attainable
- diverse
- owned"
- Historic, Clean, Safe
- very deeply affordable
- "affordable diverse
- comfor"
- Balanced, complementary
- livability, crime-free
- Safe dense vegetation
- Not enough characters!
- "Affordable
- Fair
- Green"
- "Variety Afford Access

- Attainable appealing safe
- crime-ridden, impoverish
- affordable,varied,central
- character limit to small
- "Less housing
- open spaces"
- beautiful quality simple
- Affordable, more, bigger
- Don't Ballard my Tacoma
- affordable and diverse
- diverse accessible beauty
- Charm Historic Preserved

- accessible affordable
- Appropriate
- cute walkable affordable
- Attractive, welcoming, qu
- Updated and growing
- affordable, thriving
- Safer cheaper maintained
- Dense, plentiful, walkable
- Affordable, quality, nice
- Affordable, Diverse
- A friendly community.
- Inclusive affordable qual
- Affordable diverse attrac
- Safe Affordable not dense
- Accessible walkable green
- Single. Family. Resident.
- "Affordable
- Attainable"
- Affordable
- spacious, green, historic
- AffordableModernAccessibl
- Affordable Attractive Ava
- "uncrowded, drivable

- "
- affordable & accessible
- Available, affordable, ab
- Universal, affordable
- effective. diverse. treed
- "Affordable
- Older
- Restored"
- Affordable, accessible
- "Beautiful zoning
- "
- Desirable, clean, occupie
- Accessible, affordable.
- "Cheaper, safer, quieter
- "
- Ending homeless trash
- "Stable
- Voter-driven

- "
- affordable, safe, pretty
- Abundant and accessible
- Green pretty walkable
- affordable diverse many
- Prices & taxes go down
- Secure, healthy, affordab
- affordable, sustainable
- Compatable ,fair,livable
- dense,moral,eco-friendly
- Green, Leafy, Shaded
- AFFORDABLE, TREES, safe
- Affordable
- "Aesthetic.
- Maintained.
- "
- Affordable attainable
- Abundant, affordable
- "Safe
- respected
- valued"
- Disable parking sidewalks
- affordable, accessible
- Innovative, Clean, Neat.
- Affordable, abundant
- "Home ownership
- "
- Too few characters in box
- safe affordable pretty
- undense parkingrich
- Safe, maintained, histori
- Affordable
- Need more letters
- Affordable and walkable
- In 25 characters? please!
- Not Like Ballard
- Safe, quiet, maintained
- "sustainable
- affordable "
- available dense affordabl
- no room for my adjectives
- Affordable diverse green
- Walkable, vibrant, green

- Diverse Green Peaceful
- Creative accessible great
- walkable green spaces
- "Affordable
- Convenient
- Att"
- affordable, quiet, clean
- Affordable connected
- Affordable times 3.
- affordable safe sustain
- unadulterated, inviting
- Green, active, mixed
- "Affordable, diverse
- "
- Equity, Safety, infraestr
- Dense affordable plentifu
- Equitable sustainable
- affordable walkable green
- Affordable, equitable
- Equal;Diverse;Availabilit
- Low cost to keep homeless
- spacious, green, clean
- Affordable, safe, modern
- Affordable, walkable, acc
- affordable, beautiful, +
- "Clean
- Attractive
- Thriving"
- Not overly developed
- Accessible, diverse, tree
- "clean maintained safe
- "
- Diversified, sustainable
- Sustainable Charming Gree
- affordable, available, a
- "well planned
- quaint
- small"
- single-family affordable
- affordable sngle fam home
- fair, spread, safe
- Eco-inclusive, affordable
- "designed.trees .parking

- Equitable, sustainable
- Dense, accessible, cheap
- Attainable desirable safe
- Affordable, diverse,
- Affordable sustainable
- Dense, walkable,
- Denser, safer, diverse
- Affordable, safe, green
- diverse | stable | affordable
- affordable, accessible
- Expensive exclusive safe
- affordable, low taxes
- More apartments east tac
- AFFORDABLE.
- The same as now
- "variety
- green
- appealing
- uncongested, safe, green
- scale compati
- "diverse
- affordable
- qual"
- distributed, attractive,
- afford healthy beautiful
- Affordable, accessible, maintained
- Equitable, quality, abundant
- fair, green, available
- Available Affordable Accessable
- Single family suburbs with mixed use dense urban core
- "affordable
- sustainable
- accessible "
- safe. attainable. diverse.
- Affordable, transit oriented, maintained
- Thoughtful, Inventive, Fair
- affordable affordable affordable
- Building more homes that people can buy.
- equitable, sustainable, green
- Historic, safe, beautiful
- Affordable, well-maintained, and accessible
- "Better land lord protections
- Faster evictions

- More parking"
- Safe, attainable, and attractive
- Affordable, similar size/style as now, safe
- walkable, green, integrated
- "Equitable.
- Safe.
- Accessible"
- run down houses will be removed, homeless camps are gone
- "Affordable
- Ecofriendly
- Inclusive"
- Efficient, available, ecological
- equitable, walkable, thriving
- Pride of ownership; individual owners not conglomer
- Vibrant, ample, equitable
- So that Tacoma retains its character. Green Spaces are kept.
- End Tacoma homelessness.
- "Historical
- livable
- Inclusive
- affordable & healthy for all, extensively tree shaded
- manageable, present neighborhood considered, pleasant
- efficient, affordable, adaptable
- Affordable. I cannot move but really need to move.
- Safe, clean, welcoming
- Uncrowded, appropriate scale, respectful
- accessible, sustainable, equal
- Affordable, diverse, vehicle friendly
- accommodating, ample, affordable
- Affordable. Ample Parking. No waste.
- "Multi housing
- Infrastructure
- Homeownership"
- Affordable, attainable, updated
- Affordable, Accessible, Safe
- Affordable, attractive, sustainable and efficient
- Affordable; Village Style; Smaller
- Equitable, affordable, safe
- welcoming, green, affordable
- affordable, inclusive, excellent
- Accessible walkable neat
- Affordable, connected, diverse
- Vibrant, dense, livable.

- Local design boards, more economic diversity, smoke free
- Practical, resourceful,
- Dense, transit-oriented, affordable
- Successful, thriving, a model for other cities
- "Diverse
- Quality
- Green space "
- Available, attractive, accessible (able to park vehicles)
- Settled, quiet, stable
- ample, accessible, community-centered
- Diverse, ADA accessible, and transit close
- Affordable, attainable and accessible. The three A's
- Attractive architecture, Safe and Green landscapes.
- Affordable, equitable, available.
- Peaceful. lawful. green
- Affordable, more walkable neighborhoods with comm resources
- Available, Walkable, Supported
- Equitable, low carbon footprint, dense
- Green, connected, safe
- safe, affordable, beautiful
- "energy efficient
- increased tree canopy
- equitable"
- "infrastructure
- more single family dwellings
- Less apartmen"
- Attainable, attractive, safe.
- Affordable, scenic, non-ageist.
- Non-tent, non-vehicle, non-tarp
- MORE, AFFORDABLE, & GREENER
- Affordable to all income levels; different types homes.
- Enough, beautiful, comfortable
- organized; efficient; supported
- affordable, available, sustainable
- Not significantly different.
- Affordable, tree-filled, transportation-accessible
- "attainable
- free-market
- sufficient"
- Affordable, welcoming, connected
- Affordable, accessible, scalable
- Equality, quality, inclusion
- Multiple housing options in neighborhood setting: SFH+2 ADUs

- Less-taxed, affordable, crime-free
- equitable, varied, affordable
- Safe, affordable taxes, and
- Diverse, layered, dense
- Available, Parking essential, attractive
- Bikable, safe, diverse
- "Affordable
- Appealing
- Conscientious "
- Maintain historic charm with increased capacity.
- Affordable, diverse, walkable
- safe, quality, walkable
- Affordable, Equitable, Accessible
- multi-generational, refurbished, renovated
- Affordable, resilient, attractive
- "Affordable
- Diverse
- Obtainable "
- affordable, safe, abundant
- historic, diverse, thriving downtown
- "Owner-occupied
- Desirable
- Variable"
- Diversity of units, like studio-3 bedroom plus everywhere.
- "Historic, environmental, restorative
- affordable, equitable, environmentally conscious/friendly
- "Available to ALL.
- Safe .
- Affordable."
- Plentiful, dense, walkable
- Quality and less taxes
- vibrant, walk-able, affordable for all
- Spacious, low-density, single-family
- Attainable, affordable and safe.
- "Affordable
- Green building
- Need trees
- Diverse, accessible, attractive
- Open, affordable, neighborly
- Safe, affordable, eco-friendly
- Equitable, Connected, Affordable
- Multi-housing on arterials; single-family maintained;
- similar to today, big buildings downtown, SF homes available

- cheap, plentiful, dense
- "SAFE
- desirable
- clean"
- "affordable
- available
- affordable "
- Innovative. Inclusive. Thriving.
- "1.Population, too many people 2.Crime, lower crime 3.Price"
- affordable, accessible and adequate
- Affordable, Eco-friendly, Efficiently designed
- Charming, helpful ,robust
- Sufficient. Walkable. Accessible.
- "Affordable. Sustainable. Occupied.
- affordable, sustainable, accessible
- Affordable, well-kept, crime-free
- "Affordable
- Safe
- Sustainable "
- attractive, affordable, walkable
- Cleaner , stable,vibrant
- Affordable housing 4 those first entering the rental market
- Affordable, charming, walkable
- Less Apartments less box housing more real Homes.
- community-led, sustainable, low-income
- Affordable, Safe, walkable
- Sustainable, green, affordable
- well-maintained, safe, spaced
- Accessible, safe, affordable
- Tree-lined, Energywise, not tall.
- "Regulated
- Practical
- Attractive "
- green, pedestrian friendly, quality design and construction
- Attainable, cohesive, appealing
- Clean, safe, accessible
- "Ubiquitous,
- Affordable,
- Humane"
- transit-oriented. affordable. dense.
- Beautiful, Safe, & Historic.
- Similar to today but cleaner
- safe neighborhoods, clean air, less noise pollution

- unchanged, high quality, low density
- "Lots of availability, affordable and esthetically pleasing
- equitable, affordable, walkable
- affordable, diverse, accessible
- Affordable, well planned, diverse.
- Well paved/maintained streets/sidewalks. Safety from crime
- "Affordable.
- Diverse.
- Innovative."
- Inviting, affordable, multi-use
- "Affordable
- Neighbor-friendly
- Green spaces, yards, not crowded, identity remains
- No existent, get a good job to afford nice houses. Work
- Safe, affordable, attractive
- "AFFORDABLE/ Well Designed/ Complement neighborhoods
- Affordable, walkable, and clean
- Affordable, safe and clean.
- Clean, safe & welcoming
- "Affordable
- Safe
- Green"
- Safe, accessible, vibrant
- Affordable, walkable, efficient
- Affordable
- Affordable, attractive, varied.
- "Obtainable
- Easy
- Affordable "
- safe, city wide, supported
- "Single family
- "private owned
- large lots
- parking
- Affordable, versatile, sustainable
- Sustainable, friendly, inclusive
- Stable, Sensible, Spaced
- Good design
- Eliminate the 8-12 yr tax abatement to the rich.
- More. Dense. Mixed-use.
- Quality, safe, affordable
- Equally Valued, Affordable, Character by neighborhood.
- more, affordable, welcoming

- affordable accessible efficient
- Dense, walkable, human-centered
- "Owned
- Well designed
- Walkablerepairedsidewalks"
- "Quality
- Integral
- Accessible "
- Safe, Quiet, Clean
- Crime unfriendly, high quality, safe investment
- "Stupid question
- Waste of time
- Unbelievable "
- "small single family homes
- parking on street
- sidewalks"
- "Saving existing neighborhoods
- Adequate parking
- affordable, attractive, environmentally sound
- "Affordable.
- Community; drug & violence free.
- Clean."
- safe, well-maintained, private
- "Available
- Affordable
- Economical
- Safe well-maintained green
- traditional, historic, single family homes
- Leave older established neighborhoods & trees alone. Fix pot
- "Affordable
- High-density
- Sustainable"
- "Diverse
- acessable
- walkable/bike-able"
- "Affordable
- Sustainable
- Vibrant"
- greenery, sidewalks, spacious
- Diverse, available, varied
- Citizens housed safely
- Diverse, green spaces, aesthetic
- beautiful, occupied, happy

- Varied, affordable, quick
- Safe, safe, safe
- "retain character, parking for all, affordable
- Plentiful, reasonable, beautiful
- "Diverse
- Flexible
- Energy Efficient"
- Robust, plentiful, variety
- affordable, efficient, healthful
- Green, affordable, well-tree-d
- "clean
- safe"
- Affordable, safe, asthetically-attractive
- much more affordable
- "Affordable
- Affordable
- Affordable "
- generational wealth
- More affordable units for people and families to rent.
- Clean, Green, Safe
- Right housing, right price, right place
- affordable, diverse, denser
- Organized, affordable, enabling.
- denser, transit oriented, safe
- "Affordable
- Mixed
- Attractive"
- Available housing for low income seniors !!
- Safe, Affordable, Near affordable food, education, mass tran
- I would like to see no more encampments in Tacoma.
- Beautiful, diverse, sustainable.
- fair, just, unbiased
- More choices (types), affordable, well-designed
- "Tall
- Dense
- Affordable"
- "beautiful
- quality
- harmony"
- Cohesive, connected, human
- private, well-kept, planted
- Available, Affordable, Equitable
- Compatible. honored. decent.

- Affordable, community-driven
- affordable, available, equitable
- AFFORDABLE FOR EVERYONE; ENERGY-UP-TO-DATE; PICTURESQUE. 8
- Neighborly, safe, peaceful
- Affordable, ample, fun
- Dense, affordable, diverse
- More housing available under 500k
- "Well thought out
- Planned
- Green"
- "racially integrated
- good public transit
- no homelessness"
- Affordable, quality, equitable
- Affordable, thriving, neighborly
- "NOT homogeneous
- Parking available at one's home
- Desirable
- Inclusive, diverse, affordable
- "Pride in neighborhood.
- Peaceful area. "
- affordable, diverse, not crowded
- safe, comfortable, sturdy
- Affordable, beautiful, inclusive.
- Efficient, respectful, non-disruptive
- Save single family homes.
- Decommodified, public, affordable
- "Legitimately affordable.
- Safe.
- Healthy. "
- Filling empty houses rather than focusing on condos, etc
- Family-centered, attractive, unique (not boring)
- Affordable, walkable, clean.
- "Charming
- Clean
- Accessible "
- Scenic views intact, clustered and maintained.
- Quality, affordable, available
- Attractive, useful, preserved
- Affordable, livable and up-to-date
- Affordable, walkable, humane
- "Available, affordable, attractive.

- "
- Affordable, accessible, safe
- Abundant, Affordable, Accessable
- Keep single family housing in developed areas. Allow more
- Safe, cohesive, welcoming
- Fair & inclusive, sustainable, and most vitally, AFFORDABLE!
- Dense, Walkable, affordable
- diverse, accessible, well maintained
- Affordable, parking, single family homes
- Protected, serviced, efficient
- "Preservation
- Sustainability
- Green"
- Affordable, diverse, and clean
- Affordable, walkable, nature
- Affordable, diverse, multi-purpose
- people will like city life. multiple options for housing
- Do background checks stop moving in the addicts or help them
- Accessible, mixed use, historic
- Safe. Well planned. Fully occupied.
- Affordable homes
- Accessible investment safe
- Stable, valuable, clean
- Denser cheaper more
- sustainable, peaceful, green
- Organized, managed, acceptable
- neighborhood upgraded
- Plush, cared for and ultimately fenced.
- Low taxes, low crime and moderately priced
- affordable, maintained, thriving
- Denser, well-designed, varied housing types
- "Preserved
- Traditional
- Non transient"
- Environmentally safe housing for all income levels.
- "-safe
- -preserve neighborhoods
- -family friendly"
- eclectic, peaceful, charming
- Safe. Friendly. Private.
- Affordable. Inclusive. Healthy

- "more ownership
- less rentals
- open space for yards"
- denser, walk-able, interesting.
- Keeping my neighborhood unzoned
- Accessible, affordable and available.
- Accessible affordable equitable
- Equitable and accessible.
- Universal, accessible, equitable
- cheaper, less car dependent, fewer NIMBYs
- Eco-responsible, accessible, innovative
- "Available
- Affordable
- Independent "
- Accessible, sustainable, timeless
- Walkable, Green, and Affordable.
- plentiful, affordable, tall
- Affordable green climate-resilient
- Attainable, affordable,
- More low price public transportation. Safe walking paths.
- "convenient.
- decongested
- reasonable"
- Please keep in mind many of our neighborhoods have wildlife.
- "AFFORDABLE
- diverse
- attractive - both visually & economically"
- "Accessible
- Green
- Affordable "
- Equitable, calming, close-knit
- "affordable
- accessible
- diverse"
- "Sane
- Complementary
- ADU-friendly"
- Attainable, Quality, Diverse
- Environmental
- Affordable yet preserving historical character & greenery.
- "Affordable
- Expanded
- Built on vacant land.

- You're gathering sound bytes when you really need content.
- Accessible, safe, affordable
- affordable, diverse, safe
- Practicality, character and only downtown.
- Accessible, equitable, safe
- accessible, affordable, communal
- Simplified, affordable, ethical
- Free to all
- Dense, affordable, low-rise.
- Dense, well-planned, modern
- Less homeless, gangs and tweekers
- More space devoted to multi-family zoning.
- Affordable, accessible, safe.
- Owner-occupied, durable, affordable
- Fair market value. Important: Pride in ownership, respect
- Conserved, respected, appreciated.
- 1 objective is to take care of what needs to be repaired.
- infrastructure, adequate street parking, local business,
- Space, historical and lower property taxes for affordability
- community-nurturing, attractive, livable
- Affordable, available, secure
- affordable, sustainable, welcoming
- Plentiful, available, convenient.
- Apartment buildings not mixed with single family homes
- Supply and Demand are matched.
- Pleasant, no gang activities, welcoming, not cutting through
- "No corporate housing
- gentrification where needed and wanted
- "Safe
- Commuter Transitions
- Diverse "
- safe single-family stable
- Addresses historic inequities in access to housing. Home own
- affordable, convenient, well-designed
- The city cleans up, feels safe.
- Sustainable, green, affordable
- Clean, green, and thoughtful
- clean,
- Dense,
- Equitable, affordable and caring
- Sustainable, Just, Respectful
- Single family homes predominate, adequate parking, trees
- diversity

- "Affordable
- Desirable
- Stable"
- functional, mixed, harmonious
- Diverse, Well Thought Out, Inclusive
- Diverse, pleasant, affordable
- Affordable, plentiful, integrated
- Adequate parking, walkable, maintain historic buildings
- "1. child friendly 2. trees 3. pedestrian friendly"
- "Transit oriented.
- Infill downtown.
- Allow duplex DADU's.
- accessible, equitable, intentional
- Unchanged, single-family, safe.
- Safe, Affordable, Sustainable
- home ownership opportunities
- Diverse, affordable, sustainable
- Beautiful, traditional, prideful
- GREEN, affordable, diverse
- "Affordable.
- Plentiful.
- Equitable."
- Equitable, thriving, diverse
- Affordable. Diverse. No vehicle dependence
- "Dense
- Transit Accessable
- Aesthetically Pleasing
- "
- Safer, traditional, historic
- Affordable, high-quality, efficient
- High quality. Maintained. Locally owned.
- more diverse creating entry level housing and attainable
- More Affordable
- CLEAN, NATURAL, SAFE
- Modern, new, safe.
- Affordable, equitable
- "Established neighborhoods remain
- stop over building
- "
- Safe, affordable, crime-free
- Safe and free of crime. Well maintained yards and roadways.
- This is a stupid way to ask this question.
- The house is new. The house is clean. The house is improved.

- It can be retrofit using sustainable materials and systems
- Affordable, equitable, vibrant
- Accessible, satisfactory, affordable
- affordable, accessible, attractive, diverse
- Affordable, green and comfortable
- Attainable, enjoyable, Lively
- Cheap, secure, widely available.
- restorative, accessible, welcoming
- Affordable, dignified, commonsense
- Adequate street parking; Street lighting; Sidewalks
- "Walkable
- Sustainable
- Affable"
- more parking , less density, less crime
- single family, view sensitive, low density
- Maintain integrity, character & style. No M F H (5/1)
- enduring, unchangeable, protected
- "affordable, taxable, simple
- "
- This is a stupid and meaningless question.
- "maintain open spaces, maintain single family hoods
- "
- Affordable, appropriate, not junky
- "LOW CRIME
- LOW CRIME
- LOW CRIME"
- "AFFORDABLE
- ACCESSIBLE
- NON-DISCRIMINATORY "
- Affordable dense connected
- "Superabundance
- Oversupplied
- Tall"
- Connected, respected, available
- Small footprint, affordably priced, sustainable
- unchanged
- Accessible, affordable, sustainable
- affordable, attainable, variety of options
- affordable, diverse, original
- Clean; family-friendly; cohesive
- Multifamily flexible zoning in neighborhoods
- Affordable, available, and ethical.
- Attainable, Fast Permitting, Quick water and sewer connect

- "Affordable
- Safe parking
- Secure parking"
- Don't overdevelop neighborhoods!
- Affordable, walkable, community based
- attainable, affordable, safe
- Abundant, mixed-use, energy-efficient
- "Affordable
- Diverse
- Sidewalks, Amenities, "
- Affordable to young and mid to low income people. Equitable.
- Energy efficient, middle income home ownership and parks.
- A more walkable and equitable city for those who need it
- Affordable, Accessible, Available
- Plentiful. Walkable. Affordable.
- affordable, available, accessible
- Accessible, green, walkable
- "more affordable housing without destroying communities
- "
- I can afford to not rent.
- Cohesive, residential, historic
- "Steady growth
- Affordable fir most
- Diverse neigheborhoods"
- Safe, clean and lack of congestion.
- Walkable with local buisness (not chains)
- "Home ownership is priority over development profit.
- Parking "
- affordable, supports community, some historical character
- unchanged, maintained beauty, safe
- Affordable, plentiful, wellbuilt
- Equitable, not giant/ugly, fits in w/neighborhood
- Cohesive, Comfortable, Community minded
- "Not overcrowded! Single family homes aren't bad! Parking!
- "
- Everyone will be housed
- More affordable single family dwellings throughout the city
- Respect exsiting view properties ; affordable; well designed
- Planned, aesthetically pleasing, affordable
- Friendly, affordable, green
- Welcoming, green, clean
- current corruption reversed
- safe, environmentally-sustainable, clean

- Abundant affordable mixed
 - Rents will be affordable on a single income
 - "Affordable
 - Pro-social
 - Climate-conscious"
 - diverse, affordable, well maintained
 - rebuild old, tired houses. Mid-scale house on arterials only
 - complimentary, historic
 - Inclusive, Diverse, affordable
 - Single family homes.
 - Smart, innovative, attractive
 - Affordable, diverse, accessible
 - "1. Existing neighborhood character will remain.
-
- "Cheap
 - Walkable
 - Pretty"
 - affordable, net-zero, Eco-conscious
 - Sustainable, connected, pleasant
 - Affordable Clean Decent
 - "preservation
 - walkability
 - quiet"
 - plentiful, affordable, accessible
 - single family,
 - New building mimics surrounding architecture
 - MAKE THESE MEETINGS KNOWN TO ALL. STOP POSTAL CUSTOMER MAIL.
 - Abundant, Tall, Attainable
 - apartments, concentrated, historical
 - Balanced, Integrated, Peaceful
 - Green Spaces, Historic Homes, Cohesive Neighborhoods
 - to scale with existing homes in neighborhoods
 - equitable, accessible, diverse
 - Fair, Respectful, diverse
 - Affordable, walkable and equitable
 - affordable, enough, safe
 - Maintained, Historic, Clean
 - Why is this limited to sixty words? Ridiculous!
 - owner-occupied, safe, community
 - Thoughtful, designed, human
 - Neighborhood integrity; Revitalization, affordable
 - historic preservation maintained

- Available, Safe, drug-free
- Charming, well maintained, well landscaped
- Building height, single family, tree size remains the same
- "Clean
- Safe
- Family friendly "
- Welcoming, affordable, beautiful
- "Historic
- Single-family
- Preserved"
- Durable, efficient well designed
- Individual homeowners, respectful, attractive
- Amiable, Adaptable , Calculated
- Focu new house on the new transportation corridors.
- well-maintained, litter-free, safe and crime-free
- Affordable, available, walkable
- Large lots, single family homes,safe streets
- Low crime, not congested, low traffic
- More policemen so all areas in Tacoma are livable and safe.
- The same as now in established neighborhoods
- "Pedestrian friendly,
- "
- "varied
- affordable
- appealing"
- Affordable, sustainable and valuable.
- Single family dwellings
- Affordable for low income people, Mixed income neighborhoods
- More developed downtown
- "Affordable
- Affordable
- Affordable!"
- Affordable. Equitable. Readily Available
- Affordable safe uncluttered
- Not like Ballard, where they've done what Tacoma is planning
- Quality, Walkability, Green
- Affordable, not seattle, local
- Historic residential
- "Flexible
- Modern"
- "Abundant
- Affordable
- Accessible"

- Robust, dense, accomdatijng
- "Transit-accessible
- Walkable
- Affordable "
- Available, affordable, uplifting
- Safe. Adequate. Uncrowded.
- better, improved, affordable
- affordable attainable walkable
- Affordable, urban, dense
- Diverse, affordable, accessible.
- Affordable, abundant, and equitable
- Attainable, affordable, inclusive
- Flexible, Dense, Affordable
- accessible, affordable, walkable
- Affordable, diverse, attractive
- ADU buildings, parking, size
- affordable, quality, diverse
- Sufficient, affordable, equitable.
- Available and Affordable. Good clean neighborhoods.
- affordable, accessible, safe
- Diverse (as in many types of housing), walkable, trees
- "1. That Tacoma does not become another Seattle or Portland
- Clean, preservationist and safe.
- affordable, safe, attractive
- Affordable, available, equitable
- Neighborhoods like the Stadium Dist. Mixed housing & stores.
- Non-congested. Green buffer zones. Aesthetically diverse.
- Affordable, balanced, attainable.
- diverse population, safe, affordable
- Accessible, affordable, safe
- Accessible, Affordable, Sustainable
- Affordable, equitable, accessible
- equitable, accessible, attractive
- varied. integrated. owners more than renters
- Reuse (of existing structures), Infill, Walkable
- "very graduated density
- integrity
- historical preservation"
- Clean, safe, attractive
- neighborly, attractive, convenient
- Affordable, Homeowners, Renovated
- Private, parking, clean
- Varying sizes, local, deregulated

- Single family homes, more local parks, walk to business area
- accessible to public transportation
- affordable to mixed
- PRESERVE single family neighborhoods. WELL DESIGNED housing.
- affordable, equitable, healthy
- Unspoiled by thoughtless development.
- Less homeless, less crime, access to better schools
- Affordable housing, better transit north, less slum lords
- "focus in centers
- integrated w/nature
- sustainable materials"
- Accessible to all who work, or are on a fixed income.
- "cohesive
- well made
- well planned"
- Affordable; accessible parking; green spaces.
- "Green", available, fair
- independent, private, unencumbered
- "well-planned
- fosters community
- harmonious neighborhoods"
- Affordable, charming, quality
- "Beautiful Sensitive Open
- affordable, diverse and traditional
- Continue with single family residences
- Well-built, affordable, clean vibrant neighborhoods
- Safe, quiet, complementary
- historic, peaceful, safe
- Consistent, unchanged, single family-based.
- affordable, sustainable, equitable
- Accessible, suited to the Northwest, well-maintained
- Auto-friendly. Safe. Healthy.
- "DYNAMIC HARDWORKING POLITE
- Historic, walkable, parks
- family, historic, walkable
- Sustainability, adaptive reuse and durability for long life
- Quaint, historically leaning embrace
- sustainable livable attractive
- "Historical
- Memorable
- Livable"

Appendix A2

Word cloud in response to Question 2: What three adjectives describe how you hope housing in Tacoma will be in ten years?



Appendix B

Full verbatim answer to Question 4: Is there anything else you'd like to tell us about what you think is most important about middle housing design?

- Walkability should be major consideration
- Preserve neighborhoods that already address & support theory
- Keep apartments out of our neighborhoods.
- This is a giveaway to developers. There is no need for it.
- It is unnecessary and incompatible with single family homes.
- Mother-in-law apartments and additions should be encouraged

- Some neighborhoods should be allowed to Opt-Out
- Protect national historic sites, districts, and homes
- Dishonest survey: skews response & prevents honest response!
- Don't crowd out existing neighborhood
- The city needs to retain historic districts intact!!
- I prefer NOT to restrict housing height - small lots r good!
- Should match nearby homes. Tired of Soviet-bloc buildings.
- "Garages have to included
- Protect and save historic buildin"
- Allow many difference styles/heights
- Must include sufficient parking spaces for number of tenants
- Does not destroy character of current neighborhood.
- Denser & Taller. Preserve view corridors
- Keep it out of our neighborhood!
- It's important to zone for mixed-use developments, like 5/1s
- Don't saturate existing single family resident neighborhoods
- Adequate parking and driveways very important
- More modern and unique designs
- Working on safety and the homeless population is high priori
- SCALE is crucial. Cottages & small multi-family units, trees
- Don't underestimate the people already there.
- Owner occupied on a lot with multiple housing.
- Units should have to meet the same standards as existing
- Small affordable rentals in all neighborhoods
- usable for all physical abilities and ages.
- N/A
- Density doesn't out pace enforcement and services.
- Maintain historic neighborhoods, environment over density
- So few characters to say, just build it!
- It needs to match the existing structures.
- Parking needs to be included!!!!!!
- Preserve historic neighborhoods-College Park Historic Distri
- city assist. for ownership such-coops, easy owner ADU path
- Big is bad even SF homes. Yards, scale, & trees are most key
- Big bad- trees good- parking -not white with black trim
- Puyallup Sumner UP Lakewood Spanaway densify not just Tacoma
- Any new buildings need to have off street parking.
- Provide ample parking for all dwellings
- Protecting character of current neighborhoods & homes; parks
- Pierce Transit routes required near
- No apartments. Honor historic districts and homes.
- No buildings more than two (2) stories high.
- Limit height existing neighborhoods. No tax incentive

- Parking in the Stadium District gets worse everyday, beware.
- Ground level retail is a must for walkable neighborhoods
- Preserve first and build in empty lots.
- High quality design, High quality design, High quality design
- There should be a number of options based on affordability.
- walkable, bikeable, and transit-oriented to essential needs
- We'd be motivated by financial incentives to develop an ADU.
- front setback relative to neighboring houses, not porches
- Design aesthetic of a neighborhood matters
- Can we just make housing affordable first?
- character of the new housing should reflect neighborhood
- E. Tacoma is particularly concerned about infrastructure
- With more housing comes more crime. Lets get this city safe again for the people currently living here first then we can talk about more housing. Also, we will need to build more schools.
- Simple clarification of development rules
- Middle housing should be spread throughout the city. I live in a neighborhood that is zoned single family and I know a lot of my neighbors are opposed to more dense housing.
- Your plans are negatively affecting middle income families in the south end. You outlaw tent cities near water (I.e. the rich neighborhoods). Stop making the south end worse.
- We need to develop underdeveloped and blighted areas while preserving our history. We need more flexibility to have ADUs in the developed neighborhoods.
- New housing NEEDS to have parking available for the people that live there. Every house should have a garage and driveway. The city has a horrible public transportation system, so a car is necessary.
- It's not needed and will not be affordable. It's a give-away to greedy developers. This project is ideologically driven and not focused on neighborhoods that want more density. This survey is biased
- They need outdoor space sufficient for the residents.
- Stop stop stop
- Pressure is put on the north end to increase density in the name of affordable housing. it is already the most dense area, and density added here is not affordable.
- Stop cramming in new ugly housing, in-between existing homes
- Common areas and green spaces are integrated into housing design. Not necessarily individual yards or lawns, but beautiful green spaces
- Preservation of residential historic districts (on national and state registries) such as College Park Historic District. Use of public spaces to develop low income housing.
- Not tall buildings next to small homes. Appropriate, quality design to fit into character of our city. Not market driven. Appropriate placement in areas of need. Address infrastructure concerns.
- new construction should be in keeping with the existing architecture as well as provide parking for those who live there.
- Incentives for existing homeowners to accept changes. EG, if the property next to you is converted to a four-plex, the city provides you a \$5 k grant for an improvement to your home.

- Adding security features into the design of the homes and neighborhoods such as lights to deter property crime, remove vacant lots or spaces for street camping, and more police presence.
- parks, public restrooms, mixed use, density... oh and public restrooms
- Please keep in mind integrity of well established neighborhoods
- No just no. If the city is full its full quit trying to make more money that you will squander away. Take care of the city we have then lets talk. Better maintain infrastructure. Law and order!
- Zoning should allow for housing of all types. No parking minimums. Create dense walkable neighborhoods and make it safe to travel on foot or by bike.
- Everyone deserves housing. Housing should be accessible for all including disabled & under privileged peoples.
- There is ample parking available. Road infrastructure keeps up with increased pop
- I think row houses look fancy !
- Separation between personal spaces is important. Dense population pockets are more likely to lead to crime and decrease quality of life. We are not Seattle and do not want to be Seattle.
- Prefer to maintain the look and feel of neighborhoods - new housing should not be five story buildings when surrounded by two story homes
- Middle housing usually creates blight. Our city is not pedestrian friendly enough to make multi family housing attractive.
- Keep the charm but scatter more low scale housing per block. Like fourplexes on every block at least
- I very much dislike what has happened in Proctor, so avoid designs that make it impossible to park, clog streets, and result in buildings that are so architecturally different from existing houses.
- I want housing in Tacoma to be affordable and accessible, but I do have concerns for parking availability being negatively impacted with population density growing.
- Keep the slumlords out. That's my "something else" above.
- consider space on the street and alley for trash pick up that does not interfere with parking or driving
- N/A
- Make it available, and make it people-friendly (not car-friendly)
- Mid-scale housing should have nearby greenspace to compensate for lack of yard
- “ Missing middle” housing is the predominant housing type in some parts of Tacoma. I want Council to track dwelling types across the city and ensure all dwelling types exist across the city.
- Middle housing is ok for urban areas, but not for my suburb area. Don’t agree with the plan the city of tacoma has
- "They degrade existing properties for corporate greed
- "
- I live on a neighborhood street with a shared neighborhood alley. I don’t want my neighbors to be able to subdivide their single family homes / lots and crowd the neglected alley more.

- Single family dwellings are most important not the large apartments complexes that are already starting to spring up in established neighborhoods
- No Massive cookie-cutter buildings. Survey impacted neighbors!! Green space/parks/trees. They need to actually be affordable, center historically marginalized groups. Input from local Native tribes.
- Get rid of homeless graffiti and trash. Not fair to tax payers.
- Top down government does NOT serve the people.....and is a reflection of communist and totalitarian societies.
- It's nice to think we could de-emphasize cars and parking, but transit options in Tacoma are limited. Tacoma needs better buses, more bike lanes, and pedestrian safety features before reducing cars.
- Changes should focus on not tearing down functional single family homes with character.
- It should be low impact to the environment with passive forms of energy and plenty of green spaces
- "Curb appeal
- However, nobody really likes the awkward designs forced on buildings like unnecessary setbacks at certain heights. A simple well detailed brick box is more than enough imo"
- I think there will be a sour spot where things get worse before better — dense also needs public transit but that won't have enough riders until people are living in the new homes
- I don't like this idea of middle housing. I don't want a shared yard, I don't want neighbors close to me. I would prefer you pick one area of the city and that can be an option, not everywhere.
- Pedestrian friendly with availability for parking as well
- Building height should vary according to proximity to major business districts.
- Focus dense housing along transit corridors first before impacting established areas of single family homes. Build an entire streetscape around uniform design ie row of townhouses with alley access.
- Allowing for increased population density and developing the accompanying services - public transit, walkability to businesses and parks, etc. - needs to be combined with affordability & built quality
- Height is important - 5 over 1 designs, like the 6th&Alder behemoth, are not fit for residential areas and do not provide "property" to Own. TREES should be in more places. SHADE + RUNOFF + HABITAT
- I cannot say enough that the housing to be affordable. All the new housing developments in Tacoma are absolutely NOT affordable. It is ridiculous.
- Parking is VERY important. All new multi-family dwellings MUST have their own parking so residents don't spill over into neighboring areas and take up our parking in front of our homes!
- Just stop wasting my y \$10k property taxes . Did the North End roads before anything. And don't uglify Tacoma more than it already is.
- We need to be able to build housing economically and quickly. Streamline permitting and minimize design requirements and review. Three stories isn't out of character anywhere in this city.
- I value my home and property size, I do not want to fall into a situation like in the movie "Up" (Disney) or the book "The Little House" (by Virginia Lee Burton)

- Safety parking sidewalks space room
- Don't forget DADU's!
- Nothing comes to mind at the moment.
- If you look back at laws on books that are not enforced and you see why schools have portables and why you have to walk in the street because of multiple family's living in one house parking on side w
- Condos, not just rental apts. Home ownership is important for people being responsible for their homes.
- Courtyards and green space is incorporated in all of the designs. The new bldg on 6th and alder is a little dark and severe.
- no
- Middle house designs should be segregated and separated by streets. There should NEVER be a block that includes MIDDLE design and single family dwellings.
- The roads cannot accommodate a large population increase. We cannot push growth in neighborhoods without the roads to support it. Wishing people would utilize public transit more is not a strategy.
- It's very important to have available parking. The new structures built in North Tacoma didn't allowed for parking. So at times it's impossible to find a place to park.
- Please provide enough parking! We don't have the infrastructure for being car-free in much of Tacoma, and it makes existing neighborhoods hard to live in if there's not enough parking.
- Please check out Walkable City by Jeff Speck if you have not already. It is a great read!
- You ask the question, yet you only provide 200 characters or less to address this. I would need a lot more space than this. You might as well ask me the meaning of life in one word or less.
- Don't ruin Proctor with ugly Ballard-style condos. The city is delusional to cram more people into Proctor when our sidewalks and streets are literally crumbling. How is that promoting "equity"?
- public transportation is easy to use - especially to get around Tacoma, to SeaTac and downtown Seattle.
- fits with street it is on
- Respect the wishes of the established home owners. Don't come into a residential neighborhood and think you (developers) can bully those home owners into submission.
- There should be funding for homeowners who want to add an ADU, create better parking situations, or create shared spaces.
- "Sunlight access for homes around them.
- How stormwater, energy, accessibility, and greywater are managed and approached.
- Keeping away from them all looking the same.
- Habitats for nature and people."
- Preserve mature trees and green spaces and protect the integrity of historic homes and neighborhoods.
- Excellent design, proximity to green space or parks, safe parking & storage
- Don't lose character of single/duplex neighborhoods. Put multifamily apartments near business districts and public transit, home ownership makes for stability- don't dilute it with transient renters

- Affordable and high density is key. We also need to fully consider heat desserts where lack of greenery has adverse health impacts
- It needs to be affordable, not high end housing. It should also include permeable surfaces to allow for greenery and water management.
- Parking is really important because many of these apartment complexes don't have adequate parking as well as charge extensive fees to have a parking stall and or occur towing fees. It's not equitable.
- Need transit, groceries and other amenities within walking distance. Quiet spaces with trees. Mixed so that families and people of a variety of levels want to live there. Safe from street crime.
- Restrict new buildings in old neighborhoods. Assign areas (currently undeveloped) for new construction. Do not mess with established neighborhoods. New buildings in a different and confined area
- large mid scale buildings should be mostly in areas with existing large buildings
- One size does not fit all; multiple (cottage; duplex; multifamily; ADUs ETC) housing
- stop overrunning existing neighborhoods and trying to cram more housing into them. GO TO undeveloped areas owned by the City.
- Back yard dwelling is allowed
- Sounds like a bad idea in general for the majority of residential areas - really eliminates the appeal of some Tacoma neighborhoods. Makes the folks paying high property taxes want to move out.
- Ensure all sidewalks & road edges are fully finished or paved so homeless encampments & trailers are less inclined to establish themselves near housing units on these unfinished gravel or grass areas.
- "1. ran out of space on answer to question 2: 3rd adjective is well-maintained
- 2. maintain current owner's views and sunlight access
- add more tram lines!!! Just left Germany where lived w/o car."
- The Proctor and Stadium districts are no longer pleasurable to visit. Too much traffic and not enough parking available.
- Balance between pedestrian accessibility and maintaining vehicle parking
- Priority #1 - includes green spaces
- I live in an historic district, so maintaining homes and keeping the integrity of existing structures is important to me. These homes I'm ok with being converted but must adhere to landmark preservati
- Make sure design fits in with the neighborhood where it is located. Make sure trees, foliage, and sidewalks included. Some set-backs should be kept. Until transit is better, more off street parking.
- Make tent cities illegal, enforce crime reduction, stop overruling by the mall, build out more low income over by Portland Ave/Hosmer/Spanaway
- City staff apparently wants to eliminate parking in new apartments believing this will reduce traffic and force people onto transit. Does this actually work? Wishing doesn't change behavior

- Need more underground parking. People will have cars. Make mandatory parking rules to accomodate at least one car / unit. make sure new units are energy efficient and have air conditioning.
- Multi family housing should not be a part of neighborhoods that are not on major streets such as McKinley or Pearl or Pacific
- I want young people to be able to afford a home of their own, freestanding, in decent neighborhoods. Ownership not influenced by nearby rentals which are typically not maintained to private standards
- Look at the monstrosities in Proctor, totally out of character in a historic and beloved neighborhood. Destruction of our neighborhoods, and the packing people in on top of each other must stop.
- Please do not allow for overcrowding. Some districts are SO dense, with no parking, housing on top of eachother....it raises anxiety levels and anger to be jammed in like that. Space and parking matter
- Consider and respect existing wildlife and natural habitat. Shared green spaces can work. More accessible public transportation.
- "New parking plans so guests in neighborhoods can park. Poorly laid out in Tacoma.
- Well-planned designs that can fit in current neighborhoods along with green space.
- bike & pedestrian lanes also"
- I think it's most important to incentivize a range of these homes (apartments, row houses, etc) in denser arrangements where daily needs can be met using people power.
- It can't just be mixed use apartment blocks that all have the same design. need to be places where people can put down actual lasting roots not just reside.
- Tacoma's minimum lot size is large. This creates a block on increased density. Tacoma has a lot of space for infill if the City is willing to decrease the minimum lot size.
- No just build build build!
- We need more of it! That people can buy, not just rent
- I think the most important thing is the option of higher density housing. For me personally, I would like to see the availability of higher density housing available to buy, like rowhouses.
- It should be built to be energy efficient and environmentally sustainable
- Adds to community feel, has affordable/low income housing options in all mid-scale properties built, rules about condos not being purchased by investors then rented(owner-occupied only allowed)
- Having businesses that are a part of multi-family and high-rise buildings at street level.
- "Your video says ""People in Tacoma deserve the opportunity to grow up and grow old in Tacoma""
- But he treasurer has been chasing the rising home values with increasing taxes which is driving the old out"
- Setbacks and height limitations are needed. Multiple-story buildings right up to the sidewalk destroy the human scale of our neighborhoods. Soul sucking!
- Single level for older & mobility challenged

- I don't like it. Seems like an excuse to get more tax dollars by cramming more people in to smaller spaces without updating infrastructure. Existing single-family neighborhoods should be left alone
- A space for gardening, flowers and vegetables, not shaded out by tall buildings
- We do not need to change the existing neighborhoods. The city needs to develop high density development that forms its own community that is unique to that large development that has its amenities.
- STOP REMOVING OLD TREES, provide community garden & gathering spaces (neighbors & swan creek park are great examples), public restrooms
- Not blocking existing home's views and light; infrastructure developed to support the density (sidewalks, paved streets & alleys, utilities & parks). Honestly inventory will increase not affordability
- Parking and privacy should be emphasized. I'm not looking forward to a multi family home being next to my house if the proper parking isn't available and privacy issues are not addressed.
- The buildings are quality made and can endure for many decades.
- None
- Focus on run down areas of the city and low income areas for redevelopment
- I think it's most important to build affordable single family homes. Lower income people should not have to give up privacy and independence to afford a home.
- mother-in-law apartments could be a good idea to help families support aging parents/grandparents or to rent out to young people who are in school or working towards a higher paying job.
- Neighborhoods are important in Tacoma and the character should be kept. High population density areas should be planned along transportation corridors and single family homes should remain a good option
- Please be sure parking is considered! Also take into account the beauty, character, and history of some of Tacoma's homes and districts.
- Making sure the design, layout, colors, and feel fit in with the current neighborhoods.
- Focusing on homes that can be purchased instead of building more rental properties.
- Transit and protected cycling infrastructure need to be prioritized. Making sure that new large scale apartments/condos don't detract from existing housing, but complement it.
- Do not follow the ways of Seattle. Taking away the landlords ability to run his/her own business will result in higher rents, and fewer rentable units
- Cars are still an essential way to get around...until that changes....Cars and parking must be addressed in the design. Perhaps car free zones can be designated.
- Do not forget that more houses = more cars. This is because public transportation in Tacoma is both limited and UNSAFE
- keep the integrity of neighborhoods.
- Easing of codes to allow conversion of SFR's to duplexes & triplexes (suggest that lots be maintained at minimum of 6,000 sq.ft.) and ADU's, encouraging more greenspaces, and parks near multiplexes

- Commercial space becomes available due to departure of brick and mortar businesses. Developing that space for apt buildings adds MANY more new units than easing rules in residential areas.
- Design
- Safe green space for pedestrians and community to enjoy.
- Areas like NE Tacoma / Browns Point will need A LOT MORE PUBLIC TRANSPORTATION OPTIONS and SAFE WALKWAYS / PATHS to make it pedestrian friendly.
- In order to have middle housing design feel good, it must have features that UNIFY the structures such as sidewalks, parks, green spaces, lighting, and neighborhood signs.
- Allowing easier construction of ADUs to aid in providing affordable housing options.
- People can walk anywhere. We do need to keep are sidewalks but I don't think of that as housing.
- Needs to be in scale with existing housing. Should be near existing public transportation
- consider availability of street parking before new homes are built
- None of the above
- "I feel like the City will put middle housing in inappropriate areas. Also I've gone to meetings and have felt it's a "done deal", like citizens are going to be shocked/surprised
- By drastic changes"
- We not yet vehicle free & by not allowing adequate parking for all in any neighborhood you're causing more problems than you're solving. We are part of the PNW & Tacoma should reflect that always!
- needs to be well-constructed and earthquake safe!
- Parking. It is a mistake to think people will not have vehicles. It is also something developers do not like to include as the ROI for them is small for a parking spot versus a structure.
- Places for kids to play outside safely
- Necessary retail and services placed village style near homes so they can be reached on foot, bike, transit. Less dependent on driving cars.
- Transit access is very important It's an important step in de-emphasizing car features.
- Efficient use of land and public transit emphasis.
- Require some parking and design standards that allow for creativity but enhance otherwise bland design. Two different shades of beige is depressing but also mismatched colors seem disorienting.
- Our roads are terrible.1965. They are noisy, dangerous for kids. They ruin our neighborhoods. Whether or not we throw random big new apartments into our neighborhoods isn't the issue. Traffic calming.
- Local review boards within neighborhoods, sun and shading should be considered
- Incorporation of natural space is a concept easily overlooked. Middle housing and its development should exist first in existing structures limiting the development enriching current neighborhoods
- Density and affordability first, more rowhouses
- Smart design that focuses the funds towards interior finishes, amenities, playground/rec areas (indoor and outdoor)

- People choose to drive vehicles; it is not the place of planners to attempt to make that inaccessible and difficult. Learn to live with it and incorporate it!
 - The city's planners are taking a radical, aggressive approach toward settled neighborhoods, an approach that is likely to harm those neighborhoods and people living there. Limit changes - at most.
 - Continuing to build less adequate parking thinking it will encourage more public transportation use is not working. All it does is create more clogged up streets with people parking illegally and issu
 - "Setback from street is critical.
-
- Ensure infrastructure, including schools, supports the increase in number of users.
 - environmental impacts and inclusion and/or emphasis of historically marginalized communities (POC, low SES, unhoused, etc) at all levels of project (planning, construction, accessibility, etc)
 - All I care about is affordability, prices are out of control.
 - Space for neighbors to meet
 - Any responsible plan should include architectural/design review to ensure that new structures compliment the existing structures and overall feel of the neighborhood.
 - I think mixing up multi-family housing and single family homes makes it hard for neighborhoods to create community. Proctor is a good example. North slope is a bad example
 - Emphasizing pedestrian oriented housing, and de-emphasizing car-oriented features only works if the local infrastructure allows for usable public transit or walkable resources.
 - When the buildings are stacked like old shipping containers, it reminds me of China or the East European countries while under soviet rule and the appearance of slums comes to mind.
 - Accessibility and aging in place - encouraging small-scale multifamily building where units don't have stairs inside them are an underdeveloped option for people hoping to age in place.
 - That new construction happens in ALL parts of Tacoma, not just the historically marginalized & underfunded neighborhoods. Looking at you, Proctor & N Tacoma!
 - It's important for the housing to be built to last, be comfortable in all seasons, be energy efficient, and be beautiful so people can feel happy to call it home.
 - I think that having open space and mature trees are important. I don't want to see private yards disappear.
 - Yes!! It's a terrible idea. Puts a strain on infrastructure , traffic problems.it's trying to cram too much into a small space !All systems are overloaded nothing wrong with single family homes.
 - Ability to offer 55+ conversions from single family to 55+ triplex or fourplex with ADA and elevator features for the aging population. Senior Zones.
 - I want the city to focus on incentivizing private development rather than disincentivizing it.
 - Homeownership is currently IMPOSSIBLE for anyone working class, and most middle class people as well unless they already own a home.
 - Affordable housing developed in many forms: tiny homes, cottages and land to place these structure on without fear of being price out. And within city limits.
 - Neighborhoods that aren't walkable must have parking.

- We need roads and parkings that support housing. To cram people in within a "vertical density" structure and use the current/existing roads is already not working well. infrastructure support needed!
- De-emphasis of cars is the most important issue, less parking/no parking requirements, allow on street parking to be used, don't allow new driveways on streets with sidewalks& require alley access only
- Do not force this upon neighborhood's that aren't interested.
- Parking, parking, parking. I have yet to see how sufficient parking will be addressed. Already, side streets throughout the city struggle with sufficient parking for single-family homes.
- "Please provide mild underground parking for permanent residents. Safety, guests, and heavy traffic is the future. Please, it's cheap before the buildings go up.
- No one wants to pay to park at home."
- Make housing affordable for everyone
- Keep it out of our historic neighborhoods. We paid good money to not have this kind of overdevelopment. Nobody wants a four plex where their neighbors back yard used to be.
- On a SFH lot, I would love to build 2 ADUs connected, one 2-bedroom/1-bath and one studio - 3 families living. 2. Allow basements to build a 1-bedroom or studio with 6' ceiling height.
- "Electric as opposed to gas
- Well insulated
- Well built
- Attractive design"
- I've seen Seattle where they are building multi-family units beside old single family houses. Good idea but they don't include parking so the multi-family units are forced to park in street
- Make the process to apply for DADUs easier if land is designated for mid-scale housing.
- Most important is affordability, neighborhood integration of design, and enhance diversity in neighborhoods. People should be able to afford to live where they work. Tacoma is diverse!
- Let it be well-designed. Craftsman style town homes or Cape Cod cottages would be so much more preferable to the giant rectangular modern building. Make it charming.
- Very important it compliments the neighborhood
- "You can't have a habitable City without police. Solve for that now. Fund police and patrol neighborhoods.
- You need new housing in high density areas near metro; leave neighborhoods alone.
- "
- Disability Friendly, well made for wheelchair and crutch users. Being friendly to pets of all sizes, including fenced yards and private open spaces. Privacy is important for each household.
- Allowing small "mother-in-law" structures. Allowing more people to legally occupy each home or apartment so that more people can share their dwellings with others.
- Something I think about for neighborhoods is lighting. My current neighborhood is not well lit and when it gets so dark so early during the winter I'm not as comfortable walking to my car.
- Density in the downtown and hilltop area including commercial spaces.
- Restrict density to areas where infrastructure can support it. Preserve the historic nature of Tacoma's neighborhoods and revitalize downtown with increased mixed use design.

- There needs to be emphasis on living in the home you own. An increase in housing should NOT become an increase in “investment opportunities” for people to buy multiple homes and rent them out. L
- No Pockets of low income housing. We dont need projects. We need stratified diversity.
- Safety is high priority. Housing built with technology in mind. Proper electrical outlets. Build toward the future not just for 10 years from now.
- Look at other cities that have tried this approach, it doesn't work and it does NOT provide any affordable housing.
- It needs to be environmentallyt friendly and sustainable
- Parking spaces for all homes, streets must not be so narrow that prevents two way traffic and business parking spaces must accommodate large vehicles.
- Permit small developers to increase housing supply by avoiding the imposition of overhead costs such as impact fees, parking minimums, etc.
- Too many taxes. Lower business and personal taxes or you will lose local businesses that have built this city. Pay city executives less
- Homeowners in view areas are concerned about taller structures that might be built that block their view and, thus, reduce their property value.
- "No tall
- Crammed together buildings
- Must have parking
- "
- Accessibility for those physically disabled. So many Tacoma houses have stairs to the doors and my wheelchair user sister can't access them.
- There needs to be a variety of options for different lifestyles. Not everyone wants to be a homeowner. By forcing single family norms on people, the situation will get worse.
- It is built for ownership opportunities, not just rental. And it is suitable for families. Green spaces are publicly accessible (not just on roofs).
- Generally want to cut minimum lot sizes and setbacks, as well as yards.
- If it is not safe for pedestrians, then they will not walk there. We need to take care of the crime before people will want to live in it.
- Allowing zoning variances to allow ADU / tiny home affordable living options offered by homeowners on their property.
- Middle housings made in the 90's or so is made with compressed wood and will only last 1/2 as long as older homes being made in the 1920's or so. Houses being made with 4X4's.
- "Only regulate the form and mass of the building in relation to , NOT density or max number of units. Do so by adopting form-based codes. Relying on design standards can't do the job properly!
- "
- I would like more of those bike lanes where there is car parking on on side of the lane and sidewalk on the other side of the lane
- Having places available
- Focus on increasing density by building apartments near parks, on quieter streets, and other amenities that families living in apartments deserve as well.

- clearly, not enough parking for residents, let alone guests, would become a serious issue
- None of the above choices felt relevant to me as a POC or for those who need low income housing. City of Seattle and King County have beautiful and culturall relevant low income or mixed income housin
- Modest single family homes should not be dwarfed by new structures with a small side yard. Concerned if a high rise goes in with limited parking so that the existing homes have to compete for space.
- Middle housing should NOT focus on rentals. Make a concerted effort to focus on ownership opportunities. Remove tax breaks for rental construction. Use tax breaks for condos, rowhouses, cottages, etc.
- The permitting and building process is too lengthy, bureaucratic and expensive. To create affordable housing, it must be affordable to build. Cost alwasy gets passed on to the consumer
- Providing safe pedestrian and bike access to commercial districts and access to public transportation.
- Do it away from single family Homes. "Housing" and HOMES do not mix. Vote out rezoning supporters.
- No camping allowed
- Don't ruin a neighborhood in order to bring in more people. Proctor is an example of how not to do it; those huge buildings tower the neighborhood and also cause traffic safety problems.
- I do not endorse providing free housing to those who refuse to enter a drug rehabilitation program.
- Mid level buildings are placed so that they do not overwhelm and overshadow existing homes and that these buildings provide green space for families, trees and not building right out the curb.
- to
- More private land will be filled with hard infrastructure and buildings. Parks and other public spaces must provide open space for the mental health of residents. New parks must be created.
- Green space needs to be emphasized, but not necessarily on a per-lot basis. Let's look at shared green spaces/courtyards. New design standards need to work hand-in-hand with tree preservation.
- More checkpoints on developers who are ruining the uniqueness of Tacoma.
- Ensure Developers focus on low-end, affordable housing not huge expensive condo projects. Add and preserve green spaces. Mixed use in appropriately zoned areas and don't squeeze out middle class.
- new buildings at 26th and Proctor area have caused it to be impossible to use the post office; parking at the grocery stores is full. Why crowd next to an elementary school where children gather?
- parking, not wrecking integrity of neighborhoods,
- Fit with the neiborhood
- Building densely around public transit will allow more people to use these services without the necessity for so many trips to be made by car.

- need more housing so the more housing on a lot the better, doesn't need cars ONLY IF there is better ways of moving aka busses, bicycles, ped to the places that are needed such as grocery stores
- I'd like the new apartment buildings to look more historic.
- Focus on reducing crime and retaining public safety
- "Emphasize and consider sound issues: increased numbers of living and business units, outdoor/balcony use, increased population density all increae noise
- Keep as many existing structures as possible. "
- Don't make it too compact or crowded.
- I'd like to see more mixed use apartments
- AFFORDABLE to ALL ! Designed for each neighborhood Walkable/trails/sidewalks/crosswalks.
- ALL multi family buildings MUST provide parking for ALL units on site instead of them filling the streets making them increasingly unsafe with the speeding cars, pedestrians, especially children
- Do not like middle housing and should only be allowed within half a block from main transit areas and on site parking a must.
- ""More flexibility for parking requirements""
- In todays age where many households have at least two earners/drivers, there needs to be more parking availability."
- Accessible to low income residents
- "Until criminals are held accountable & all the hazardous nasty trash is cleaned up, no amount of housing will help.
- It is NOT a homeless issue.
- It is a CRIME...a DRUG & a mental health issue.
- "
- We need to keep educating our community of why filling in the "missing middle" is a big part of the answer to accessible and affordable housing
- I think in some of our less expensive neighborhoods (like Central Tacoma) adding density will feel more attractive if sidewalks and crosswalks are improved. Everything will feel nicer.
- Incentivise ADUs etc
- It should be easier to build condos.
- Keep it away from my neighborhood. I didn't become a homeowner to live near the projects.
- Don't block other's views. Shoreline District blocks our views, next year, I will ask for a rebate on our taxes because City of Tacoma allowed a new build to go up higher than the buildings...
- Rental prices that don't go up drastically year after year. Parking should be provided for all units in a building and not be an extra fee that is so costly that people have to use street parking.
- It is important to me to have the current residents be allowed to live in their homes comfortably. I believe parking, noise, garbage will be an issue until infrastructure is increased.
- It is easy as possible to get approved for building.
- The current neighborhoods are not destroyed by adding large multistory buildings. Preserve existing neighborhoods and their small community feel by building smaller architectural similar units

- The more new dense housing near transit the better, and as it comes along we should aggressively look to pedestrianize some streets & especially existing alleys, and add protected bike lanes.
- Be respectful of current home owners, and keep the noise levels down
- Yes, stay out of established neighborhoods. We really don't need more housing. The whole project is for developers, real estate companies, and the city coffers to make money.
- Cannot be purchased by large real estate corporations for rental units.
- Tacoma should not change it's look. It is becoming a sea of apartment buildings
- Please help us to walk safely in our neighborhoods via sidewalks and slowing down traffic with speed bumps.
- Require good architecture
- You are putting the burden on the middle class and giving wealthy developers all the perks without requiring affordable housing. Letting them say they can't afford it while they rake in millions.
- Form based code—allow more, but require that which is built to fit to scale with surrounding areas. This enables creativity, organic growth, and keeps the peace among neighbors unlike Proctor.
- I'm worried we are becoming too anti-car. Our public transit, while improving, is still terrible and extremely limited.
- Should be through-out Tacoma, including view sensitive areas. NO height restrictions Do not segregate housing by limiting heights below 35 feet. We need affordable housing with views too.
- People who have historically lived in a neighborhood are MORE important than historic architecture types. Affordability is welcoming!
- The most important thing is to help homeowners who might want to add infill on their property by grants and loans to develop existing structures to accommodate more residents. Don't displace Tacomans.
- public transportation is a huge part of this discussion, i'm surprised it's not in any of the questions. my "something else" above is plentiful public transportation.
- Stop making bold changes so quickly! You are going to ruin the charm of Tacoma's neighborhoods. Stick with DADU's for now and assess in 5yrs. Off street parking HAS to be required! (And I'm a developpe
- Nothing is more uncomfortable than being in an established home and having a building spring up overlooking your entire property leaving total absence of privacy.
- Access via motorized transportation must be integral to the vast majority of housing units. Substituting public for private transport is a failed pipe dream and will not be any better in the future.
- Disagree with the concept. Significant changes are needed to the social contract that currently exists in Tacoma. Without significant cultural change, Tacoma will become a dense, loud, messy city.
- "You must protect sidewalks from rogue parking, trash toters & overgrown plants.
- Disabled and strollers shouldn't be forced to use the roadway.
- Alleys must deter ""camping"", cat colonies, and crime."

- The design needs to fit in with the neighborhood. Can't have older 1920's house with a 2023 Modern metal house sitting in the middle of the block. Just looks terrible. It's a eye soar!!
- Ground floors should be brick and upper floors gradually become more wood. No slick monolithic monstrosities of glass.
- low density is key. if you create high density housing you will create high occurrence problems and low upkeep issues. parking off street is a must. no more than 2 stories tall.
- That the new building looks somewhat like the original. Not ultra modern next to a 100 year old house. Cohesive.
- Consider what strain construction puts on services such as water, sewer, garbage, fire, police.
- Handicap accessible.
- Do not put new housing into old neighborhoods.
- Safety is important. Gated communities and/or restrictions on homeless encampments near residences. Thoughtful placement of low-income housing so as not to negatively impact existing neighborhoods.
- I do not like the concept, I don't want Tacoma to turn into Seattle with tiny cramped homes on crowded streets with no room for any cars or people, it's horrible
- Leave older, established neighborhoods alone. Quit cutting down trees & wild growth to squeeze in more houses, condos, duplexes, etc.
- Sustainable design and materials
- Adding more housing stock to increase supply, supporting transit and urban density
- "Adequate parking for vehicles must be part of new design criteria.
- Neighborhoods must require sidewalks, curbs, and adequate street lighting
- "
- The current new additions of multi-plexes in Tacoma lack adequate parking(residents;visitors) and completely encroach upon street use for the resident consumers. It has been hastily, poorly planned!
- Get more people housed. Homelessness should not be allowed by a city, it's cruel.
- Instead of having one large green space, it would be good to design housing with a courtyard/garden style where, say, a block of four buildings has a green bbq or play space for neighbors
- To assume that people will take public transportation or have one car in a family is foolish. You are creating a burden on businesses whose customers cannot find parking.
- That it be left to the property owner with no input from anyone who does not own the property.
- Existing neighborhoods should be preserved. That's why we are in the area we are...we wanted to be in a neighborhood without apartments and rentals. Now we are thinking of moving out of Tacoma.
- Setbacks and parking are crucial to having a functional neighborhood
- Duplexes and triplexes take the same amount of space as single family homes but house a lot more people. It's really obvious. Build more of them!
- There should be accessibility and family size 3-4 bedroom units on one floor so people don't have to use stairs. Look at "single point of access" buildings - also have more windows/cross ventilation

- In question three all of the "design features" are created as if to imply that missing middle housing will harm existing neighborhoods. The neighborhoods are not nice right now. Need new housing!
- Green infrastructure - ROW for multiple benefits - wildlife habitat, stormwater mgt., heat dome mitigation, water elements. 2. Explicitly encourage MFD co-housing and eco-villages
- "De-emphasize lawns and use native plants instead.
- Use roofs that reflect sunlight (there is such technology now).
- Install heat pumps instead of gas furnaces and AC.
- Allow ADUs."
- To have respect for the people who live in single-family houses who have worked for years to achieve and provide this "American dream" and not make it financially impossible for them to remain there!!
- everyone who has room for ADU units should be encouraged to do it. Most blocks have alley access to make access & parking easy. Lots of folks on our block were very interested when we built our ADU.
- Provide "in design" structured parking, don't clog the streets
- It looks similar to existing homes
- Preserving Tacoma architectural heritage is important.
- Infrastructure to accompany construction. Underground parking.
- Need to make sure there is enough parking for neighborhoods and incorporate pleasant architecture. Do not build a 6-7 story mid scale housing project nextdoor to a two story house. Transitions please
- Trees are important. They help us to be healthy and provide shade and beauty. Save the trees, please. Tall trees and old trees are wonderful.
- I hope we have small houses at affordable prices for first time home buyers. I hope people of color will be able to get into housing so they can build wealth and not rent forever.
- designing for a neighborhood / casual acquaintances, a mix of businesses and housing
- Sustainable building practices for new construction and retrofitting: solar panels for new construction, better insulation for old and new, incentives for heat pumps, renewable building materials.
- If new housing is going to be pedestrian focused, & if it will de-emphasize driveways & parking, additional transportation service and supermarkets and restaurants need to be available.
- "Well designed" must include architectural features that are sensitive to the historical/distinct neighborhoods. Many cities have adopted these guidelines with good results. Honor historic ambiance.
- Don't allow historic districts to stop allowing reasonable development and sharing the new development needed to be equitable.
- Building depth should be limited when sited in historical single-family neighborhoods (45-ft max). Parking lots should be in the rear. Frontage improvements should be enforced (e.g., curb, sidewalks)
- Anything related to "neighborhood character" should be at the very bottom of any priority list.

- Don't try to put an apartment in a beautiful single family neighborhood just because there is a vacant lot for sale.
- As much as middle housing should bridge the gap between existing smaller and larger buildings, it should also be seen as an opportunity to improve the surrounding area and connections to other places
- I'm worried about it because I have zero lot line and our lots are only 40 feet wide. I don't want people next door looking down into my yard.
- I believe the highest priority is that additional affordable housing is available. My daughter and son-in-law returned from being stationed in Italy (army) and couldn't find housing.
- Build experimental housing in unused open spaces, i.e. land spaces at Tacoma Community College. Have voter referendum- before taking away single family zoning. Cease biased survey question writing!
- Matching with the current neighbor aesthetic
- Allow individual ownership in multi-unit complexes
- Make sure it harmonizes architecturally with older, "more affluent" housing. I've seen low-income housing deliberately designed to look drab and less desirable. This must be avoided.
- Please don't isolate dense housing along busy traffic corridors. There are so many great examples of multiplex housing that fits perfectly within single family neighborhoods. Get rid of driveways!
- Leave existing mature trees and make sure adequate green space is maintained / created
- "I would want to live in an integrated neighborhood
- I would like a healthy growing canopy
- I would like sidewalks"
- There needs to be a variety and not too strict on guidelines.
- Buildings should fit the size and scale of surrounding area. Mega apartment complexes on narrow single-family streets do not fit in as well as smaller units. Larger units should be closer to shops.
- Allow adu and dadu to be larger
- We NEED single family detached neighborhoods. Or does the current council want to be primarily an undesirable bedroom community that people want to grow out of?
- Readily available legal help when tenant rights are being violated.
- Having a place to park when you come home.
- Do not cram new houses or duplex's in neighborhoods that already consist of small single family homes.
- If there isn't ample parking space for new housing it should not be permitted.
- Affordability and inclusiveness are important to me. I'd like to see neighborhoods support people of all income levels.
- Protect view corridors in an otherwise dark natural environment. Stop thinking that by eliminating parking you are incentivizing public transportation because it doesn't match Tacoma's reality.
- While it's outside the scope , the city should find ways to incentivize existing R1 home owners to rezone and create duplexes and triplexes, adding affordable density, including low interest loans.

- "New legitimately affordable housing needs to be climate resilient.
- Accessory Dwelling Units need to be affordable for regular people to build."
- Making stand alone homes more affordable to families who don't want or can't live in condos and other close housing. I would really love to remodeling and making affordable homes a priority
- CITY OF TACOMA WORKING TO MAINTAIN OUR (Narrowmoor's) COMMUNITY STANDARDS (this is purposely typed in caps)
- Common areas need to be in proximity to the community spaces (not hidden), and useful for people of all ages and abilities.
- "No buildings larger than existing houses, and no trees in view areas. Preserve the beauty we live in.
- "
- Eliminate parking minimums and enforce rules against sidewalk encroachment / planting strip parking. Grant money to develop middle housing would be helpful.
- I don't think design considerations should be prioritized - complex design rules and the processes that enforce them have historically been weaponized by affluent homeowners to prevent new housing
- Not cookie cutter, like it is now. Actually affordable, like it isn't now. No more 5 over 1s, please be more creative and interesting.
- Adequate space between structures. My old home is already very close to neighboring homes. For emergency response and privacy, space between structures is important.
- Middle housing it should be designed to fit into the neighborhood that the new building is located in. The developer tax break needs to be eliminated or dramatically reduced.
- Stick to the established covenants. This is number one in our choices
- Integration of third spaces within and around housing communities. Easy access to daily necessities such as grocery stores and other essential community businesses
- Public transportation will need to become more abundant and run on a more frequent basis.
- Please don't bring a massive influx of people into formerly quiet neighborhoods.
- density is king
- consideration of building near transit lines, but also include parking. Access to green spaces. Mix middle housing in areas of single family dwellings where space allows to allow economic diversity
- It's unrealistic to think people won't have cars
- Affordability and safe housing. A mix of incomes and diversity in neighborhoods.
- You really should finish putting sidewalks in and fixing roads before worrying about aspirational values. Are you providing the appropriate level of service for the areas paying for your departments?
- Diversity of families and age groups.
- That you stop micro-managing it. Allow homeowners to help with the housing crisis with their own ideas.
- Well-designed, well-built
- Get rid of dog breed restrictions.

- It should be proportional to its surroundings. The debacle next to the Proctor post office is unacceptable. It should not displace affordable housing such as is occurring in the Hilltop neighborhood.
- Design is way, way less important to me than building more, dense housing quickly. Please don't implement design review boards!
- Increase density, preserve old buildings and open space. South Tacoma is a giant parking lot. Not one more square inch of forest or field should be developed. Build *up* on currently developed land.
- "People still need cars. Building up is good, as is multi use buildings (like stores/restaurants with units above with separate entrance/parking)
- Fix homelessness, give more options (tiny house/van)"
- try to fit into the neighborhood. We are getting too many 3 story modern buildings in our historic neighborhood
- "Yes, we don't want to live next door to an apartment building
- Lying that's why we bought in a neighborhood. We will vehemently appose any plan to bring a multiplex next door to us, hiring lawyers if "
- Help the drug addicts and mental people
- Near public transportation
- The new housing and housing plan MUST comply with the current neighborhood covenants..... NOT be an attempt to circumvent them.
- Multi-unit buildings should require at least one space per unit. I know transit is desirable for sustainability, but neighborhood parking shouldn't be impossible to find.
- That new construction intended for low income renters and subsidized with tax breaks for developers are actually accessible to minimum wage workers, not median wage earners.
- Crime reduction methods: Lighting, cameras, safe parking,
- Look at the North Slope and see the make up of the housing and population. Diverse and housing from very expensive to moderate (relative term). And the neighborhood is very desirable
- Move the homeless out and create a safer environment for the existing home owner
- Maintain more older buildings and preserve them. But remodel them and make them new.
- Mid priced with yards driveways and LOW property taxes
- Safe places to park their vehicles.Safe spaces to walk and play with kids and pets.Families on one income (stay at home parents [costly childcare], disabled, etc) must be able to afford housing.
- Promoting density through development standards and being flexible with developers in getting projects developed, especially in infill situations
- The American dream is not micro units of boxes to live in. The American dream is space for growth and families not just Developers
- Think outside the box; explore other cultural design. Leave certain components that allow sweat equity from buyers/renters. Provide landscape maintenance for common areas.
- All housing built needs to include adequate off-street parking for all residents.
- Not too modern maintain charm of tacoma's older homes. A lot of new apartments these days look like throwaway construction that won't last. I wish there were more walkable food/coffee/drink areas

- Include parking into the housing lot design so the streets are not clogged up with parked cars like I am seeing in the multi-family housing near where I live.
- Yes - Keep it out of already established neighborhoods. Our city is turning into rows of duplexes, townhomes, apartments, etc. and it looks awful. Home ownership/ wealth does not exist in your plan.
- I would like my neighborhood to remain a single family housing neighborhood
- House the homeless you fools! My neighborhood is overwhelmingly full of starving unsheltered people.
- Get rid of vagrants, drug addicts and abandoned cars. Pave the "historic" streets North 10th and Yakima so they are usable.
- affordability and equivalent expansion of transportation infrastructure. would like more of the "townhome" structure from back east- du and tri plexes with space out front and back, but close together
- Thank you for collecting feedback
- People still need their privacy...you can't cram us in like sardines...you will be constantly sending police out for disputes that waste the officers time. Give people space and independence...please!
- Yards/lawns with native grass and plants, and space for home gardens
- Connected to robust public transit that eliminates the need for personal car ownership for 80% of trips.
- I want middle housing design to emphasize walkability and tree coverage to help with urban foot-traffic.
- "No obstruction of existing view!
- Reasonable parking for each home. Not street parking! "
- Tacoma loses people because of less affordable housing, lack of public transit, and overall mismanagement. Seattle is a great example of building density near transit that is frequent. More condos plz
- Mixed use and "granny flats" allowing for better age in place options and multigenerational housing
- "A place/park for children to play.
- "
- decongestion. do not have apartments with ten thousand apartments yet no parking.
- Very concerned about Westslope are with all the wildlife. We have deer and concerned what will happen to them. Lots are large and they have access to the yards. We also have wetlands.
- You need to have the infrastructure in order to accommodate the growth - wider streets, parking available(believing that there will be significantly less vehicles is a dream), bike lanes, CROSSWALKS
- Affordability and housing for those experiencing homelessness and housing insecurity should be prioritized over new housing for new residents of Tacoma, and over aesthetic improvements.
- It does NOT BELONG in West Slope area
- "I think that multi family townhouse styles work really well. They can still have small individual yards,
- All multi family rentals should require a certain percentage of low income housing. "

- "Requiring developers to pave the alley, especially if putting entrance in the back!
 - A sane amount of units per lot (eg, fourplex yes, 4-story apartment no).
 - Require at least 1 parking space per unit.
 - "
 - A diversity of housing types is most important, ranging from single-family, to duplex, to triplex, continuing on up to larger apartment and condo buildings.
 - It really shouldn't happen
 - Try to model homes architecturally in a similar fashion as the neighborhood, so they are not just cookie cutter blocky condos.
 - "Adequate space between neighbors.
-
- "
 - Importance of sidewalks, greenscaping and making sure there is accessible food.
 - water mgmnt concerning water tables and drainage. Maintaining personal privacy. Zone parking and enforcement.
 - Ban airbnb
 - Use undeveloped properties along major corridors. Or fire Peter Huffman.
 - New housing rules should include rent control and clauses to protect renters with pets. Its borderline criminal what renters have to go through to keep their pets in Tacoma.
 - Surface area is limited, middle housing design is to dense up and build up - however, cars are essential in our state. Parking garages above/below ground can be best of both worlds
 - Less gangs and more diverse neighborhoods and less crime.
 - DESIGN!!! Needs to fit in with the existing neighborhood. Needs sidewalks, green space, parking... MUST establish a Design Review Board, and not let developers build cheap, ugly structures.
 - There has got to be ample parking available & added to all new buildings. Sadly our city does not have public trans nor city stores making it realistic for folks to have one shared, or no vehicle.
 - Middle housing should be well designed, quality construction. Fit with historic character of respective neighborhood.
 - That middle housing design should NOT be approached in existing neighborhoods with covenants in place and should be attempted in areas with open space without current structures or along major routes.
 - Multifamily housing should not be put in established neighborhoods devaluing the original owners properties.
 - Don't believe we need more housing. Have way too many apartments in town. Put more emphasis on education, crime, & repairing streets. Not waste money on light rail. Starts nowhere and goes nowhere
 - Parking should be adequate enough for 2 cars per household.
 - Stop the tearing down of older structures. Don't allow big companies to buy up land and build housing no one can afford. Cheap construction of large box buildings. no parking, no bus service available

- Have space, people are not rats, we need space.
- New design should harmonize with existing structures (proportions, dimensions of window, doors, setbacks, rooflines, etc.)
- The policy is a sham; it's promoted by the right-wing American Enterprise Institute. They call it "light density." Bloomberg's corporate Democrats & so-called YIMBY urbanists have been co-opted.
- Allowing it to be built faster, more affordably, and almost anywhere. It doesn't sound like you're doing anything like that, instead you just want updated rules.
- Rapid transit roads should exist between housing developments but not through them, barrier low speed streets should buffer high speed roads. Sidewalks don't ensure pedestrian friendly spaces.
- "Make homes fit in. Neighborhood quality and values should remain constant. Quiet and clean neighborhoods remain quiet and clean.
- "
- "Over crowded neighborhoods
- Parking
- "
- focus on "owner occupied" homes if possible [results in stable neighborhoods, safer, community-building, school supporting, etc]
- "That the architecture of new buildings match the existing architecture.
- That neighborhoods are mixed size and value so neighborhoods are mixed racially, financially and socially."
- The proposed will degrade homeowners equity and hard work. Diluting the property value and over diversification will lessen potential for tacoma. Each neighborhood needs to be addressed separately.
- Get rid of the alleys, I think they are nothing but trouble.
- Still moving about freely and not congested and gridlocked. Parking availability.
- No "cookie cutter" look where every house is the same.
- Middle housing should be built where amenities are within walking distance, not in neighborhoods not near a bus route.
- Design should be consistent and enhance existing
- Middle housing should come with complete street "greenroads" requirements for off-site improvements.
- Increased housing density will lead to increased density of cars and space needed for parking. It would be nice to have streets that aren't cluttered with parked cars that reduce visibility.
- New buildings *ARE* larger, taller than existing buildings to accommodate individuals & families of different compositions, & don't privilege single family free-standing homes. Dense, tree- filled.
- I think building a sense of community that correlates with housing is extremely important. Having programs where the city may help folks who can't afford a home or apartment by themselves would help.
- Please respect the flow and design of existing and established neighborhoods. Factor in the values of existing structures and community orientation.

- Single family neighborhoods are maintained, car-oriented features like driveways and parking are emphasized,
- New buildings cannot be towering over existing homes on the same block
- We need more of it. And, more shared housing options and funding.
- Children need to be provided with outdoor green places to play within the new housing developments. Sites can't just be buildings and parking lots.
- Keep existing historic homes (ie homes >70 years old)
- We would like for our neighborhood to remain as single family homes. That's why we moved here.
- "1. Don't abandon parking availability completely. Like it or not, most of us love our vehicles and will for a while longer.
- Don't allow abrupt ""modernist designs"" that clash with neighbor houses."
- I applaud the support of transportation options, Tacoma needs to realize that their public transportation and walkability pales in comparison to a city like Chicago. There will be cars, plan for them.
- New construction needs to have adequate parking spaces.
- Allow home owners like myself to modify homes to be duplex/triplex and construct ADUs as appropriate for lot/house. Allows people like me to afford existing housing, build wealth, provides housing.
- Most importantly making sure new buildings are not taller than existing ones blocking current views
- "please try to make neighborhoods family friendly to attract families back to Tacoma. Too many apartments have no play space for children, and do not fit with family life.
- Make pedestrians a priority."
- Infill all back yards with housing please.
- Safety
- Consider centuries old European design/city center: Sustainable materials (brick, stone), Multi Story Apts over shops/stores, Public Plazas/Parks, Walkable, Near bus/tram/train.
- Prescriptive and comprehensive design code is desired, not a design review board with arbitrary views.
- That it's not allowed everywhere
- some older more established neighborhoods would NOT welcome additional housing (ADU's) . We Have been paying high property taxes to keep the integrity of our single family homes.
- Options for ADUs, easy planning, permitting and financial assistance for ADUs should be made available. TREE preservation, tree planting when trees must be removed IMPORTANT. SUSTAINABLE CONSTRUCTION.
- If folks earning the lowest incomes can't afford housing, that's a problem. If folks are working full time earning a decent income and still are having trouble paying rent, that's a problem.
- More human centered and located near areas for community gathering. Walking, biking and transit accessibility. Diversity of housing options, sizes and locations. Hub model and graduated density.

- I think we need to have the ability to build row houses in Tacoma. Many of our side yards are useless. If we had row houses we increase the density without losing much and increase the energy savings.
- view protection
- Park development should be done in conjunction with higher density housing to boost communal green spaces. Encourage individual owners to develop through incentives.
- Needs to be affordable
- If less emphasis on cars we need better biking and walking infrastructure
- Increased hardships on vehicle owners decreases quality of life for vast majority of existing Tacoma residents. Vehicles allow best, most efficient out of town transit, recreation and work commute.
- "if narrow lots, continue to utilize alleys
- create both starter homes and mix of mid priced"
- Allow for fee simple lot lines. TO many large front yards are a waste of space in Tacoma.
- "How are you going to resolve the spike in crime and homeless garbage piles / human waste around the city by bringing in higher density housing?"
- Stop allowing 16 units in single family neighborhoods"
- It would be nice if it fit the historic integrity of the existing neighborhood. Don't like modern next to historic. Don't like multi family on small lots surrounded by single family
- "EMPHASIZE parking provided on-site as well on street for home owners and guests.
- Require setbacks for all builds
- "
- I still think having a safe space for people with cars is important with all the car break in and thefts increasing in tacoma
- I do not think the City needs to be involved in housing. I think the free market will take care of that perfectly well, if the City will just get out of the way and let it operate without all of the
- What is most important about middle housing design is the design view will help improve the construction quality. There will also be better use of space to help the supporting land and green areas.
- Safe and walkable sidewalks - enough space and maintained (trees/vines are not growing into the sidewalk and overall well maintained). Eliminate drug use and homeless tents in neighborhoods.
- Accessibility to green spaces and local business, encourage people to be out in their neighborhood
- No
- Middle housing designs should work to help encourage a sense of community and to encourage interactions between neighbors.
- It is important that middle housing be walkable and located in proximity to commercial amenities rather than being erected in the middle of nowhere.
- The development process is too tightly throttled by regulation. The City is hyper-focused on design and ignoring the problems with the development process.
- Re-zoning an existing neighborhood without consideration to those living in the neighborhood.

- I think HIT is an over reaction to a hot housing market. We just had interest rates rise suddenly we had homes lasting on market 100+ days. 6th & Alder has vacancy. Where's the proof of housing short.
- It is a bad idea nobody wants except city employees, millionaire developers and the billionaire globalist social engineers that won't be affected by the negatives outcomes of their bad ideas
- Please stop giving tax breaks to developers, and stop allowing (encouraging!) them to build housing without parking, thus further destroying neighborhoods like Proctor.
- I have lived in Tacoma for decades. It is disgraceful to see the multifamily over commercial structures being allowed in older established neighborhoods. The designs are poor, scale off. Developers!
- "It should not intrude or block existing views of the Puget Sound and/or mountains
- "
- "Do not locate middle housing in established, upscale neighborhoods.
- Match affordability to the areas that provide cost efficiencies.
- Locate 'density' in the areas that don't require stuffing houses."
- Please stop destroying the existing neighborhoods by cramming more homes, multifamily and backyard mini homes into every perceived vacant space.
- New home builders and home flippers need to build quality homes that won't fall apart in 3 months. De-regulate the need for home owners to improve their homes, such as fencing, roofing, etc.
- middle housing should be in areas close to businesses used - grocery & drug stores. They should NOT be located in expensive view areas. View areas need to be maintained (& taxed accordingly)
- I dreamed and saved to move to this neighborhood. There's nothing wrong with having incentive to work hard to earn your desires.
- SECURITY
- It needs to be affordable. I would prefer it if housing was decommodified entirely so the city would stop exploiting homelessness, but if we can't have that, then it at LEAST must be affordable.
- Don't be afraid of density and middle housing
- Think big! Get rid of height limits so we can have tall rooms. Old buildings built before height limits have 12 ft ceilings ! Let's allow this!
- We need to reduce crime and make all of our neighborhoods safe again!
- No more overpriced apartments
- Don't Ballard our Tacoma!
- "keep trees
- parking is a must
- design needs to match craftsman / bungalow stylings "
- We need to get people off the streets and into homes regardless of their ability to pay rent. There are empty buildings that can be convert
- Respect existing property covenant's
- please, nothing ugly or square. grass and trees. would you want to live there?
- That it is family-friendly and does not take away from the area.

- Being more flexible to allow conversion of houses to multifamily
- Be strong. People will complain, but this must be done.
- Walkable and public transit is important.
- A second floor on top of a garage/house is the best option for us. But height restrictions in the current regulations prevent that. Make the height allowance higher to allow for a second floor
- Safe and secure parking. With stolen cars and car parts and break ins, street parking is not safe. Need to tackle crime to achieve more safety.
- Do not put multifamily housing in pre-existing neighborhoods. Don't ruin views of our sound for existing structures
- Middle housing design should be combined with a walkable plan. All housings should have all of their needs met within a 15 minute walk. Also mass transit. GIVE US A PUBLIC PASSENGER RAIL SYSTEM
- While equity is important so is not putting up more eyesores with no access to parking that will be built and left for owners to deal with after the fact.
- Protection of views in view-sensitive areas, respect and working with covenants in neighborhoods.
- Build enough units to bring housing prices down. Build dense near commercial districts and transit. 700k for a shitbox 1500 sqft sfh is an abject failure of government that hurts the community.
- Amenities, on-site parking, home maintenance standard, fenced yard, landscape upkeep.
- "Mid housing" used to be around \$100-\$200k about 3-5 yrs ago. blue-collar workers lived here. Now house flippers, investment firms/landlords are price-gouging everybody. Limit rentals vs owners!
- There needs to be off street parking, like driveways or alley parking.
- Ideally middle housing would match the historical style and flavor of the neighborhood.
- Build it in areas that NEED RESTRUCTURING, not in communities that do not need restructuring and that are thriving well.
- Keep it downtown or in business districts, keep it affordable (market rate is not affordable), design should fit the style of the neighborhood.
- Less housing density. More opportunities for home ownership, less renting. Preserve the scenic views that many Tacoma neighborhoods have.
- too large; destroys quality and value of present neighborhood; increases noise, strain on resources and environment, traffic and street parking
- "We need to emphasize more opportunities for home ownership--much of what is going up now is apartments, and many people do not wish to live in apartments longterm.
- Off-street parking is necessary too"
- Parking in my neighborhood is not as easy as it use to be. If you are going to add affordable design cohesive buildings you need to consider parking. Waiting at bus stops that have no weathershelte
- Keep history.
- Preserve existing single family blocks, that's what makes Tacoma Great. Learn from W. Seattle and don't mix multi-story bldgs w/single homes, blocks out light & makes parking and access a mess.

- safe separate bike lanes needed; our bike path near south Lawrence St does not go anywhere.
- Additional housing in historic districts need to reviewed by Historic Preservation Officer and standards maintained to meet parameters of state, local and federal historic district standards.
- Do not destroy or negatively impact existing view properties. I am all for trees but not in existing view areas if it will block the views. New housing well designed w/ infrasture support
- If Apts go into single family dwelling areas, heights will step up and not be too tall. Proctor has lost its neighborhood charm with those giant, ugly boxes imposed on its district.
- Don't price people out
- I want to see more homes with driveways included. Along with less apartments and more HOMES, newer generations are planning to leave Washington all together because housing. We want change
- Duplexes and four-plexes could be designed to fit in if well-landscaped. But buildings higher than four stories need to be limited to the existing MUCs.
- Developers pay for desired restructuring vs the other way around
- Power lines should be in the ground, not blocking the sky-view
- Housing development should accrue to life at the neighborhood scale, where people aren't forced into cars to meet their needs
- Bike friendly
- We need a huge increase in transit to accommodate this. I encourage our leaders to take a field trip to Multnomah Village, a neighborhood in Portland that has a great combo of housing types and transi
- No restriction on type of energy use
- Revise #5-All viable existing structure to remain along with new housing.
- more space for accessory dwelling units
- access to a garden to grow my own vegetables and flowers. NOT cookie cutter e.g. same/similar color or design, but also not a mishmash of styles.
- "Maintain parking standards for all building classes from single family to mid rise buildings.
- High design standards - do not follow Seattle code model for exterior appearance."
- QUANTITY! We need a lot more to bring down prices. Would be nice if it wasn't all hideous plastic "contemporary" design. Maybe some faux Victorian or neoclassical? Why do only the rich deserve beauty?
- View preservation is an important concern in neighborhoods like the West End and North Slope.
- If middle housing design is comparable with existing subdivision or neighborhood covenants, it could be considered.
- middle housing, or a mix of densities and housing styles, should be allowed in all neighborhoods.
- I want existing neighborhoods to retain their 'historic charm' look and feel. I don't want to have the neighborhood overcrowded. I want to be able to park off street.
- I bought a single family hopme in a zoned single family home neighborhood. I want to keep that.
- We don't want to see cars parked all over the streets. Streets are NOT parking lots. New buildings (apartments or so) should provide enough parking space for the residents.
- DELIVER cards to people's homes with their names and addresses and MENTION REZONING to call attention to the card. You are being deceptive. Mid-scale is NOT AFFORDABLE - RENTING IS NOT AFFORDABLE!!!!

- Funding for homeowners to upgrade their lots to multi family or add ADUs and units to their property.
- middle housing designs should be concentrated exclusively along pre-existing main avenues, centrally located on bus lines, to help minimize single family neighborhood encroachment
- The community is still car-dependent, and that is not changing, so middle housing design needs to incorporate the cars that will realistically be there, unless we start planning better which I hope.
- Hearing the voices and feedback from people who live and work in Tacoma rather than City Council and Relators Associations members. Protections for Historic Structures.
- Do NOT fill the lot entirely with a 3 story building, from sidewalk to alley (as is being done now). Consider pedestrians, trees, plants as stakeholders in the cityscape.
- Low scale housing infill should be completed before mid scale housing is begun. The current trend in Tacoma seems to be a race for developers to build as much density as possible on any available land.
- As a homeowner I don't want a house on top of my house and that's what just happened in my neighborhood and it isn't very Definitely Esthetically good looking.
- Incentives to convert existing SFHs & structures to multi-unit housing should be significantly prioritized over new construction, i.e., convert a SFH to a triplex, this also preserves neighborhoods
- Diversity in home types - duplexes and DADUs
- No items in #3 are important to me. I believe huge trees in residential areas are dangerous and should be barred. Put them in parks. Taller structures are ok so long as they don't block views.
- Please keep in mind neighborhoods want to keep the peace and tranquility that we've always had. We do not want gunshots, loud, music, and trash in our neighborhood.
- Maintains a neighborhood feel by requiring setbacks, i.e. lawns and parking strips. Do not build right to the property line.
- Housing without presumed space for every resident to utilize an automobile is a mistake. Electric or petroleum based personal mobility will never not be a need. In spite of best wishes
- That the city follow and enforce design standards, any exemption would require acceptance by over 60% of residents within a three block radius
- Do not cover the open green space in south Tacoma with cement and warehouses. Build housing with walking paths. Don't be shortsighted
- Should feel like an extension of historic buildings & nearby existing homes. Keep tree canopy intact as possible, require design to be harmonious with neighborhood style/character
- This process must not infringe upon the rights of existing home owners to the quality of life they expect in established neighborhoods. View's not compromised and neighborhood cohesion supported
- build communities on vacant land before squeezing properties into already crowded neighborhoods, maintain neighbor privacy, preserve neighborhood design cohesiveness
- The designs need to be attractive and offer open space so that sunlight can reach into the space and people are drawn to appreciate the outdoors. See "A Pattern Language" by Alexander et al

- Tacoma missed out on economic booms -- we have a wonderful mix of older and new buildings, beautiful streetscapes, and, in some areas, a good tree canopy to keep us cool and calm. Don't lose it all
- You're ruining Tacoma. This is one of the main reasons that we moved. If I wanted to live in Seattle, I would have.
- "This is a BS survey!
- Home in Tacoma is a BS program!
- If 5,000-10,000 or more housing units are created and 20,000+ people show up looking for homes, how does that increase in supply lower costs?"
- Housing that is both dense and of a human scale, similar to the older existing neighborhoods in S Tacoma, Lincoln, McKinley, central and north ends, housing that fits with the exiting context
- The question posed above was limited to your answers? I am looking for a sustainable welcoming community where the voices of individuals are lessened too rather than dismissed. Where existing residents
- Parking MUST be taken into consideration. Parking should be part of the plan from the start.
- Neighborhood height restrictions must be included in the new codes. Particularly in view sensitive areas where the the has assured owners they will have some sort of protection from aggressive develop
- We need to ensure that new buildings do not obscure natural light for existing homes.
- Accessibility. More homes built with accessible features.
- Large private lots for single families
- Attract residents who take ownership of the property and maintain it well instead of transient residents who do not take the time and effort to keep up to maintain the quality of the neighborhood.
- That is does not ruin a perfectly good neighborhood for the facade of making more housing where it doesn't belong. Let's make sure that homelessness is addressed and restore those neighborhoods.
- The character of existing neighborhoods is cherished and retained. Turning Tacoma into a monochromatic, utilitarian warren will be counterproductive for everyone.
- Don't let developers tear down older homes to put up tri- and quad-plexes next to single story homes. Don't destroy neighbor hoods just to shove new housing in.
- Don't over build. Please review maximum occupancy per household and apply it to the overall city pop within a square mile
- 2 of the options in #3 above are very similar (car oriented; pedestrian oriented)
- It should be placed in areas where there are already tall buildings and parking facilities that are adequate. They should not interfere with existing neighborhood covenants for view and lot size.
- It's important to incorporate affordable housing in the North side of Tacoma. We are a divers city and that needs to reflect in our neighborhoods with diverse income levels.
- Stop focusing on middle housing if there is a "crisis." The most density (at the lowest price) will be achieved downtown. Focus your efforts there. N Tacoma has plenty of "middle" housing already
- Home ownership is available to renters based on their ability to pay their rent. There is no different in the monthly obligations.

- Corporations and investors should not be allowed to buy housing. Ensure that the housing is sold to folks using it as their only permanent residence. Prioritize low-income housing.
- Preserving neighborhood character
- My main concern with the "livability" in Tacoma is the main arterial and Industry lanes going through residential neighborhoods. On S 74th there are semi trucks and cars driving 40+mph.
- Middle housing buildings should be required to be built with quality and longevity in mind, as well as priced accessibly for locals to own.
- I have three houses across the street from me, to my one lot, grandfathered in. I would like to be able to build one additional home on my huge side lot and have increased height on this sloped lot
- It should be legal to build buildings with single internal staircases so that more square footage can be used for apartments.
- Block air bnb people and investors from going for it by focusing on more density
- Just mirror what we have done in the past in historic neighborhoods. Orient building entrances to the street, especially for townhomes. Require foliage to buffer buildings between parcels.
- Larger buildings should be located along transportation corridors. The scale of development should be in keeping with the character of neighborhoods.
- Adequate parking off street, but behind structures with multiple units. Structures within previously single family home neighborhoods have a limit on units allowed per structure.
- The process in other cities takes too long and has too many people sharing opinions. We should try to expedite approval for housing, and reduce or eliminate unnecessary requirements like parking.
- Common applications of mixed use zoning or commercial lots in residential neighborhoods, and an emphasis on common spaces (shared courtyards, parks, shopping and transit stations)
- Missing middle is a fad idea lacking empirical support. The solution to housing is to build high density in the downtown urban core. Focus on real action. Stop peddling the missing middle myth.
- Existing structures on lots should be able to be treated as a secondary structure if infrastructure and design requirements are met by the design plan.
- Ample transportation options. Cycling friendly neighborhoods need to include more bike locks/lockers. Neighborhood maps on signs showing these three words location. Dedicated public 911 phones.
- It's evenly distributed throughout the city
- These "designs" are cookie cutter hideous. They lack any kind of aesthetic appeal and already look "dated". Why not design something cool and modern instead of these cheap, no character dwellings?
- keep areas that have an historical background "untouched." Do not turn those areas into multi-family design.
- Don't do it!
- Look at the Stadium District. It mixes single and multi-family housing close to stores and parks. Roads should be narrow, sidewalks wider and sharing with bike lanes instead of in the road.

- Varied price ranges for diverse economic buyers. For Example: A street has homes ranging from 150k - 800k. Varied house sizes. For Example: A street has homes ranging from 750sqft - 3000sqft.
- Making developments more a walkable. Walking lanes that lead somewhere - stores, parks, restaurants. Dog stations that are fully supplied by the city instead of private citizens.
- More people closer together might have negative consequences. I'd like to see that crime, parking, noise issues, and other things caused by crowded are factored in.
- Well designed, fits the character of the neighborhood. I think it would be useful to see more 8-plexes in-filled, just general middle housing rather than single family homes.
- Would like to see something like Salishan, with varied housing that fits well together, mixed income levels and owner- renter mixed together
- Reuse/salvage of existing buildings and materials is incentivized. Infill of vacant lots. Builders must complete their projects in a reasonable time and not leave vacant spaces and half-complete proje
- Quit approving high density 6 story apartments immediately adjacent to single family housing (1-2 story). Your provided printed materials illustrate only gradual transitions not current practices.
- I think it is important to maintain the beauty and charm of existing neighborhoods.
- It's really important when approving middle housing projects that they don't detract from the character of the neighborhood.
- No
- 'Shared open spaces' is rife with problems. If no one owns it, no one is responsible. Litter, neglect will soon follow.
- Stop with the one size fits all urbanization of neighborhoods. Most neighborhoods can't justify the growth and it is out of place for quiet neighborhoods. Parking is needed. Tacoma is not Seattle.
- Middle housing should be applied to business districts. The previous phased ignored business districts. There should be multi-family housing in business districts where people can walk to business
- Introducing Middle Housing into a single family home neighborhood should give the existing residents input and consideration BEFORE a developer builds the structures .
- Make middle housing beautiful and congruent with existing housing
- Don't screw up historic neighborhoods by in-fill housing.
- Fix the F' crime
- Traffic and parking are thought of but also make sure they are well built and agencies take care of them. I bought because agencies don't care about rentals here.
- Important to integrate with existing neighborhoods and ensure green space in centers. Don't sacrifice parking in neighborhoods for higher density. Emphasize sustainable materials and design
- So far I see boxes, ugly boxes, that are not in the "affordable" range - not by a long shot. Not enough parking if any in those structures. Multi-dwelling blogs. invite more noise, more congestion.

- It should not create future "ghetto" type dwellings which are subsidized by the city, county, or state governments so that only low-income residents can afford to live in them.
- One of the main goals should be maintaining quality of life. Do not focus solely on increasing density without considering how many people local businesses (such as grocery stores) can accommodate.
- "Work within the exist. context to protect a neighborhoods character for its residents. Ea. neighborhood should be allowed to be unique. Don't assign
- one size fits all plan based on developer profit"
- An old smaller house can't have on both sides by new, tall buildings built out to the sidewalk. Sit in 6th Ave TAPCO drive thru & look straight ahead for an ex. Keep new houses in character w/neighbor
- To date, middle housing approved in former SF neighborhoods are "boxes". Shut out natural light. City owned ROW areas converted illegally to parking spaces. MH should follow major transit lines first
- Middle housing is a terrible plan and idea. Overwhelms our infrastructure and no one wants to pay for infrastructure expansion
- Keep historic, we'll maintained structures with infill at vacant lots or deteriorating housing.
- Well-being of residents. Imagine residents taking a 20 min walk in any direction from their housing, and imagine if you'd enjoy it (is it quiet? Feel safe? Shady during summer? Access to green space?)
- No ugly apartments devoid of architectural details that block out sunlight from existing structures.
- This proposal has not passed as yet. You are pretending it has. This opens the city up for lawsuits. Historic neighborhoods must be unchanged.
- there needs to be a rebalancing in the voices heard by city officials....MBA has too much influence over these decisions and people who really need housing are continually silenced.
- Size matters. Smaller buildings that fit in rather than tall apartment buildings without character and insufficient parking for the density. Then trees are needed for air quality and shade
- Neighborhood and business district plans must take into account adequate parking and traffic patterns for residences and businesses. Mass transit options are getting worse for people of all incomes
- Located near city centers and public transportation. It must include adequate parking. MUST include provisions for new parks, sidewalks, and improve the quality of life for existing homeowners.
- I believe that it is important to think about increased density within 1 block of the business centers such as 6th avenue and decreased density outside of business centers.
- Buildings are well designed of durable materials and are of the same scale and context as the existing homes. Build upon the existing community improve the neighborhood one home at a time for all.
- The city has missed the mark. To pass policies based upon a theory that was marketed to correct post war 60's and forward sprawl yet basically omit those communities from the overall impacts of what.
- Preferences will vary by neighborhood and neighborhoods within Tacoma are very diverse in style, so one size will not fit all

- The new multi-family buildings should not have mundane, poorly designed architecture that resemble "boxes" that end up downgrading the appearance of the existing older homes.

Appendix C

Full verbatim answer to Question 7: Is there something else that's important to have nearby?

- neighborhood community center w/ educational & social space
- Grocery stores and other retail nearby
- Other single family HOMES, not apartments.
- Other single family homes
- Law enforcement. First responders.
- Adequate parking
- I want other single family homes of similar quality and size
- Neighbors that value and work on the upkeep of their homes.
- Cultural resources, community centers
- Tree-lined streets. Clinic in neighborhood shopping area.
- my own back yard/ quiet neighbors
- "Community centers
- grocery stores
- Police and fire protection
- Local Police stations and fire stations
- So-called "third places". Shops, cafes, marketplaces.
- Community centers
- Police and fire
- Good street lighting and covered bus stops
- Safety in neighborhoods
- Safe neighborhood to walk
- Police, Fire dept., Medical services
- break down neighborhood councils so there are more of them
- "Groceries
- Restaurants
- Walking paths
- EV charging "
- Healthcare
- groceries, medical centers, and libraries
- Medical Facilities
- Safe walking routes out of neighborhood. Keep sidewalk clear
- Full-service grocery stores
- each person needs to be able to park!
- Restaurants
- a grocery or food coop= fresh veggies. A cafe with seating.
- Enforcement of parking on sidewalks & landscape strips!!!!!!
- Bike lanes / bike parking no new White House with black trim

- Restaurants/cafes & suffi parking as transit isn't addressed
- neighborhood police, fire and churches
- Medical facilities.
- Places of worship
- Community spaces
- Restaurants, services (post office),
- Groceries within walking distance.
- neighborhood commercial nodes, small & ethnic supermarkets
- Sidewalks! Example failure - Proctor III, no SW on N Adams.
- To park my car on my property & safe neighborhoods.
- "community center or library
- farmers market
- "
- Restaurants and bars, grocery stores.
- grocery store
- A less ignorant city council.
- Bike boulevards are more important than bike lanes on arteri
- Police substations
- Police services
- Library
- "No tent cities.
- City trash cans on every major street block.
- Less Graffiti.
- A safe place for my kids to play."
- Walkable neighborhoods near schools shops and restaurants
- Police, Fire, Medical Aid.
- Maintain neighborhood architectural character with no out-of-scale apartment buildings, protection for historic resources, public, neighborhood-based design review, protection for mature trees.
- Religious institutions for EVERY community.
- beauty - can be open spaces, or business districts, or architecture. affordable doesn't have to be ugly.
- Community access to recycling/compost options within neighborhoods and more ballot drop-off boxes. More community post offices - that offer banking solutions for disenfranchised people.
- Public libraries and groceries specifically (not general shopping)
- Trees. History. Cleanliness. Character.
- Grocery market, cafe, drugstore, park, in that order. Walkability is key for me.
- For the neighborhoods to service pedestrians rather than vehicles to encourage locals to visit, shop, and participate in those spaces such as business shopping and the local neighborhood.
- public restrooms, post office boxes, grocery stores, farmers markets
- Access to waterfront
- Police sub station. No rentals
- Counseling resources and food banks

- library and post office
- City Services such as Police and Fire for safety.
- Gyms
- More mixed use buildings, less large scale shopping hubs. Large parking lots and streets with 4+ lanes decrease the beauty of Tacoma.
- Bars and small eating places
- Grocery store
- Adequate parking
- Healthcare. Why is that not a choice above??
- library, post office
- "Other structures, residential and/or commercial, that are similar to my building.
- New buildings must be designed with the context of the neighborhood in mind. Residential design review is important."
- Us. We want what we bought. Single family houses.
- Community oriented spaces.
- Libraries.
- Safe
- Restaurants/coffee shops
- Coffee shops and groceries
- Art
- Medical facilities, space for gardening
- Coffee Shops/Gathering Places
- Good police and fire protection, and medical facility access. City has done terrible job of dealing with homeless camps, trash and graffiti, and destabilizing effect it has on overall community.
- It'd be nice to have mini recycling drop-offs, mini-libraries, mail drop-off locations.
- Trees. Forests. Walking paths, bike parks. Keep the pacific northwest green, keep mature trees going, plant more trees. Our magnificent firs, pines, cedars, and madrones don't grow overnight.
- Medical care.
- Broadband / fiber network in place that is affordable and open.
- I want to emphasize sidewalks, 6-8 ft+. What good are neighborhood amenities if I can't get to them? The wider, the better (separated from car traffic)
- Some entertainment.
- A new mayor would help
- no
- We especially need bike lanes for the over- and underpasses for I-5 and Hwy 16 which cut off N Tacoma and downtown from the rest of Tacoma.
- We lived in Europe for years. Those cities are much older and have solved many of the problems we now face. What to do and what not to do. Have you considered collaborating with their city planners?
- Decent roads, curbs and sidewalks. We have the worst in the city. Maybe install sidewalks so people aren't forced to walk in the street, it's better than a 20mph speed limit.
- Recreation centers

- Library, culture, art
- "Common spaces where neighbors can gather easily, host block parties, hold events, vendor opportunities, etc.
- Employment nearby with income matching the living cost within a nearby radius.
- Habitats."
- Not enough knowledge to make suggestion
- Hospitals and health care providers that are accessible
- Library.
- Safety - a police station nearby, library
- Coffee shop and restaurant. I don't want to have to drive on a Friday evening or Saturday morning, if I want to dine out or grab a coffee.
- Police!!! New developments will require more and more patrolling of neighborhoods.
- public libraries and community centers along with green spaces
- Libraries, post offices and grocery stores
- stop moving forward with a project that no one wants to see.....figure out another way. You are trying to GIVE people options so they don't have to work and get out and help themselves.
- Staying away from the large huge apartment complexes that have changed some of the neighborhoods. I wouldn't want to live near any of those. Street parking is also important.
- Grocery store(s)
- Library :)
- "Not just bike lanes but bike/pedestrian paths separated from cars
- Important to have necessities shopping (groceries, pharmacy) and entertainment (bars, restaurants, shops) within walking distance"
- Green space!!
- Walking distance to necessities such as grocery store, drug store, restaurant, park, gym.
- Police to enforce laws! Make homeless camps illegal
- dog parks. people have a lot of dogs and no where close by in the north end to. run them in a fenced safe area,
- police and fire safety, nearby medical,
- Yards, homes not on top of each other.
- Adequate parking for all the units jammed in to small spaces. Stop assuming people will take transit if there's no parking - that's not realistic.
- Safety features, speed bumps roundabouts etc.
- Access to medical facilities
- Daily needs. So, neighborhood shopping includes grocery stores, pharmacies, and other useful services.
- Park and rides would be helpful to encourage the use of transit, especially now that the Tacoma link is expanding.
- Library and community spaces
- Dog park
- "A public library
- Very affordable studio space for artists

- Other third places such as cafes, cultural orgs (galleries, movie house, live music venues), and restaurants that are safe and affordable "
- Police, fire, EMS
- An unobstructed view.
- Garden space
- Dog park
- park benches, public restrooms, garbage/recycling cans, diverse metered parking, street lights, grocery stores
- Proper parking and rental properties that local entrepreneurs can actually afford that aren't owned by foreign investors and large property management firms.
- access to grocery stores and urgent cares are important to me.
- Churches, restaurants
- Safety and security (community policing and fire/rescue
- Bike lanes need to be protected, striped bike lanes are as good as not having them at all.
- Dog parks in Central Tacoma
- Yes, no more drug addicted homeless camps
- If people are closer to their destination that less infrastructure is needed. The City of Tacoma needs to support high density housing downtown along with job growth and safety downtown as well.
- A walkable neighborhood. Green spaces-mini parks
- Police
- police and fire stations
- healthcare facilities and libraries!
- healthcare, parking
- No because no one really cares about us, I don't think anything will happen except get even more affordable.
- Restaurants, shops, and entertainment venues.
- Medical, restaurants, library, gas station, grocery stores, post office, UPS, senior center, movies,
- Library, grocery store.
- Grocery store.
- We can only build so much housing.
- Libraries, healthcare, art venues
- community rooms where older people can gather out of the weather.
- Dining with outdoor seating
- Farmers markets and community space
- Thriving downtown high rise core like Vancouver BC, before neighborhood infill
- More micro-retail space for small businesses, especially on South Tacoma Way.
- Vehicle parking. People choose to use them. It's fine to offer other options, but not at the expense of accessible vehicle parking. Don't destroy the character of historic & traditional neighborhoods.
- Yes, good neighbors in a settled neighborhood. A place that's not to be blown apart by developers looking for a profit.
- Decrease in homeless population

- Grocery store.
- Church/temple/ established faith
- Green landscapes and open spaces/parks should be a goal but ONLY if they are free from becoming open air drug markets. Nobody wants to invest where they are surrounded by filth and crime.
- medical and emergency care
- Library
- Good internet connection
- "An indoor place to meet and be social like a coffee shop.
- "
- "Fire department
- "
- Limit light pollution. Street lights need to be shown downward to provide dark spaces to observe stars at night.
- Police, fire, and EMS nearby
- Green spaces
- Main nearby features: grocery store. other basic support businesses (hardware store, dry cleaner, Target-type store).
- Library
- Emphasize parks!! We have small kids and are much more likely to choose a home with a small yard if there are parks nearby.
- Trails in natural open spaces
- Neighborhood parking spaces for parking overflow
- "Daycare facilities built into developments over 50 units or more.
- Police substations (emergency vehicles, maintenance parking, easy turnaround cluster) a dedicated must."
- Robbing every citizen of Tacoma the opportunity to buy a fixer upper because they have to now compete with corporate investors is going to turn our city into a city of renters. Criminal!
- Important to have safe, accessible parks
- There should be enough parking for residents. EV parking available. Since Proctor middle housing there is no parking and constant congestion. Buildings are too high and block light for homes nearby
- Coffee shops and cafes/local restaurants within walking distance
- Parks and green space. In my neighborhood, we do not have a park nearby.
- "Two things -
- Views to the sky and water not blocked by tall houses.
- Infrastructure - Police, fire, internet, responses to code enforcement breaches "
- Medical facilities like Hospitals and Urgent Care. Vet Hospitals and Dog Parks. Nature trails that allow pets, bikes, etc. Accessible well kept libraries, community service opportunities.
- Community centers
- No homeless camps.
- I would like to see zoning opened up to allow more mixed use neighborhoods and structures. Why not convert more single family homes to commercial spaces?

- A community center for the neighborhood. A grocery store would be nice.
- Restaurants
- Taxes are way too high!
- Electric car charging
- Community gathering spaces to actually meet my neighbors. Most people keep to themselves and the lack of opportunities/spaces to meet people is not helping. Even just a covered table at the nearby grass
- Grocery stores, even small ones. And I heard that we can't actually treat the sewage from these new developments. That has to be on the list of amenities. We can't pollute Puget Sound that way.
- Police.
- "Police substation.

- "
- Transit is important and Pierce Transit is very poor. If so many houses are going to be around, their needs to have a lot better transit system.
- Healthy foods, gym or community center
- Don't know
- Grocery store
- community resource center
- community and cultural centers, fresh and healthy food
- Library, post office, medical, restaurant, bakery, auto care, theaters, mailboxes, veterinarian,
- Grocery stores close by are important, restaurants/bars are ideal.
- Police stations
- Clear sidewalks and open spaces--as in no camping allowed.
- Restaurants
- Dining
- Running and biking trails. Shaded streets with mature trees that haven't destroyed the sidewalks.
- Community and religious centers
- "Easy to reach youth and senior centers.
- Libraries.
- Medical facilities: doctors offices, urgent care.
- Places of worship.
- Entertainment (theaters, etc.)."
- Library and parks
- The North end has old pipes (gas and water), increasing power needs, sewage treatment. Be sure the infrastructure can handle the new growth.
- Police substations to monitor property crime and safety.
- No

- More grocery stores. Bring in business in all neighborhoods. More police presence.
- Grocery, basic household shopping, not box stores or clothing, furniture, etc
- "Schools/Parks/Stores/medical
- "
- "CLEAN, SAFE spaces to enjoy.
- We can't even enjoy our local parks, libraries or anything else at this point.
- Wake up & put your boots to the ground. Open your eyes"
- Police and sidewalks free of vagrant encampments filled with drugs and human excrement.
- In our area on Walters Street South, the City is putting in sidewalks on the worst side of the road, instead of the side with all the utilities, and the largest amount of space between the proposed...
- Community resources, laundry mats if not included in home
- medical services, police substation, gas stations, libraries
- Bars and restaurants
- Library
- Law enforcement and Fire department
- Western Washington does not have a climate that is conducive to public transportation, walking or bikes. It's a pipe dream.
- Gas stations.
- Activities for adults not just children
- Community police
- A transportation system that is adequate. Our bus system is nowhere close while rich developers are allowed to make six story building with inadequate parking.
- Community/civic/cultural centers
- Recycling station... I remember those were promised when TPU stopped picking up our glass. It's been a couple years and they still aren't built.
- Minimal Traffic to create safe walking.
- Not just a bus stop where the bus comes once or twice an hour, but a stop where transit departs every few minutes so that it's actually useful
- Safety. There is too much gunplay around here. My house took a bullet in December. Through the exterior wall. Terrifying. The city needs to care better for the urban forest and existing green spaces.
- Restaurants / bars / entertainment. But maybe that's "neighborhood shopping." Personally, I hear the word "shopping" and think non-food stuff. anyway.
- No graffiti and crime
- Public safe toilets. I have no idea how that could be! I walk for transportation. There can be 3 miles between toilets on some routes. Drug users and homeless would inhabit. Does Japan have a design?
- Police and fire protection within 8 minutes of a call. Inexpensive utilities.
- Dedicated bike lanes that do not run next to parked cars. The current Tacoma bike lanes are dangerous due to a serious risk of someone in a parked car opening their door and hitting a cyclist.
- Stores... supermarket or corner store.

- quiet neighborhoods off the main street
- Walking trails
- Plenty of privacy. I do not want my neighbors on top of me.
- Healthcare clinics that serve mentally unfit people. Resources for homeless. Safe drug use site.
- Library
- Grocery market
- When people have very low income or are older, they find small businesses like takeaway food or small shops tend to be in exclusive areas (looking at you, Ruston) which excludes them somewhat.
- A thriving business district is important. If you have all housing and your small businesses close, what have you done to your community?
- Green space! We are being paved over.
- Fire and Police protection
- Bars and restaurants
- Libraries!
- Who cares what is close! People buy houses knowing what is in the vicinity. If being close to schools is important to one buyer but not the other that is no business of the City's. More housing!!!
- Green infrastructure - using public right-of-way for multiple benefits - natural wildlife habitat, stormwater management, heat dome mitigation, waterways/water elements
- "Woods (not just parks or open spaces)
- "
- that crime rates are low. My neighborhood is filled with shrines for all the folks who died.
- Small businesses for a thriving community.
- Local eateries. Hanks in north Tacoma is so cool because it's actually in the neighborhood. I think this type of place and it's location enhances community.
- I lived in a dense east coast city for a while - people knew each other to say hi to, nearby stores, felt safe at all hours of the day and night. Nice if Taxoma had some of that ambience!
- Police and Fire Dept nearby
- Community gathering spaces (public or private), event spaces, clean and well-maintained environment.
- protecting the migratory path of birds, lots of plants and trees to mitigate climate change.
- Grocery stores buying each other out and closing locations has created crammed busy stores with not enough supply to meet demand.
- Restaurants and small grocers
- In my neighborhood we have a nearby laundromat that's heavily used. I myself have laundry at home, but obviously many of my neighbors don't. Important /especially for rental populations.
- "Trails and protected bike lanes
- "
- Look at zoning so that corner grocery stores, coffee shops, or small restaurants could grow within/near neighborhoods. It would create livelier, safer, more walkable, less car-dependent neighborhoods.
- Restaurants / bars

- Grocery stores are really important so that it is easy to have quick and close access to more affordable food.
- Dog parks. Libraries.
- Parking AT my house is essential for safety. I don't want to shop multiple times/week, as I'd have to, to walk far with a bag of groceries. Also don't want that exposure and vulnerability.
- Community spaces, neighborhood restaurants, small business
- police and fire dept
- Police and fire protection
- Don't underestimate how necessary sidewalks are for us. It is a travesty to see entire blocks in established areas with no sidewalk. How does the city strive for equity and can't admit non-compliance?
- "Pharmacy
- Medical clinics/vision/dental for ALL.
- Lighted crosswalks
- "
- A reasonable distance to major medical facilities
- I prefer to live a traditional neighborhood with single family houses
- Community services and programming such as community centers and non-profit programming.
- Fire and police
- Corner stores within neighborhoods should be allowed.
- Historic charm, community, good infrastructure.
- Essential shopping: groceries, USPS
- Parking options in business areas. Law enforcement that has staff.
- View.
- Good lighting
- Small grocery store, anything that doesn't require driving
- 15 minute city design would include shopping, schools, restaurants, grocery stores, and employment within a 15 minute walk/bike of wherever you live
- more street lights on residential streets
- Restaurants
- I live in an area where there are no sidewalks, no storm drains. I pay for them- and have been for decades. There is no communication from our council or the departments, no plan, no accountability.
- Medical, community services
- Grocery stores are the most important to have nearby. Some people go to gas stations to shop which is usually more expensive and not as healthy.
- Medical care
- A library. Fire protection.
- Libraries
- Undeveloped parkland. Not just parks with grass (which are nice), but forest and habitat. Why do we all have to live in a giant fucking parking lot?
- medical offices, banks, postoffice
- The choices in this survey are definitely slanted in one direction.

- Homeowners if we are going to dissolve our neighborhoods then maybe we need HOA rules to protect actual homeowners.
- Less homeless and drug activity
- shared community spaces like libraries, churches, community centers
- Trees
- Community center for recreation
- Churches
- Employment related venues
- Property taxes and insurance rates are an important cost to consider with housing purchase and rentals as they affect Rental rates these need to be low to make it affordable insurance rates=crime rate
- Neighborhood Shopping to include restaurants/pub
- Small businesses, affordable healthy food options instead of fast food chains.
- Police occupied substations
- Edible plantings that are drought resistant and available to the community. Community gardens. Coffee shops for meetups. Art and bookshops, free libraries.
- good coffee shops and bars and restaurants with dog friendly patios!
- Police and fire stations. Medical services.
- No apartments
- Free housing that addresses the homeless crisis.
- Libraries, community spaces
- Clinic, libraries, laundromats, food banks
- Police and fire department...schools ...NE Tacoma desperately needs its own HIGH SCHOOL!
- Community spaces that aren't just parks
- All of those ranked from 1-7 in question 6 are very close to each other except for 1 and 2 which I think are foundational.
- Grocery stores, community gardens, and farmers markets or food coops
- Community gathering for people to meet & socialize with their neighbors.
- grocery stores- food stores
- Parks and space for existing wildlife.
- streets which are wide enough for cars to park on both sides and for one driving lane each way. I know it's a pipe dream, but it IS important.
- Libraries, medical facilities, fresh and affordable grocers, recreational activities, community art spaces.
- Library, restaurants
- Long-term landscaping, mature existing trees preserved
- Dog parks
- Coffee shops, bookstore, mid-level restaurants, library, park
- "Grocery stores.
- "
- library
- N/A
- Mental health resources and urgent care facilities.

- Major roads for use and safety. Don't build where fire and medical cannot access.
- Restaurants and grocery stores
- Dog parks and community gardens. MPT improved the swan creek neighborhood by increasing accessibility to dog parks but overall, it can still be improved.
- Local food (restaurant, grocer, corner store)
- More police and public safety, red light cameras, speed cameras and parking enforcement
- I put transit above, but I wish it actually existed here. Stores that provide basic daily needs, not just gift shops.
- Recycling stations, similar to the glass collection sites that currently exist around the city
- no.
- Post Office, restaurants
- N/a
- Need for better safe bus services. Better flow of roads, adequate police, fire services. Mixed housing of all types for all types of income.
- Let the market determine the housing, keep away from such density, I want some space between myself and neighbor.
- Restaurants and cafes. Places for community to gather.
- first responders
- Higher density housing should have a higher focus on community greenspace, lower density housing with more yard space this can be lower priority. This doesn't seem to be the case currently.
- Clean and quiet neighborhoods where people appreciate their own neighborhood and help keep it at it best i.e upkeep, follow city rules, quiet, clean,
- "Neighbor hood bars (gathering spaces
- Coffee bars (gathering spaces)
- Spaces for teens with programs"
- first responders
- house of worship and community centers
- Bus stops
- Places to go grocery shopping in each neighborhood. That's specifically what I mean when it comes to neighborhood shopping.
- healthcare w/in 3-5 miles
- adequate parking, well maintained streets and utilities
- Additional lighting. Streets are too dark
- intercity transportation. I worked 7 miles away from my house, but to take public transportation would take over 2 hours. I needed to drive because of the 4 hour commute.
- Libraries, child care, playgrounds.
- Trees, things from the past, low-level signage to increase "big sky" feeling, night lighting that is downward directed, photo monitored intersections with high % of red-light runners.
- Grocery stores, traffic calming features on busy roads lined with residences (like roundabouts)
- Transit options
- health care
- Library's!!!

- "Libraries!
- Community classes and incentives on sustainable living: rainwater catchment, solar energy, community gardens/low cost food accessibility from education on growing your own, composting "
- Less neighbors.
- Medical care
- Safe neighborhood for kids to play
- Dog Parks. Fitness opportunities - parks fitness courses. TREES and landscaping. Green Roofs.
- This sounds like the 15min cities.
- Resources such as medical facilities and retail establishments.
- Develop areas without removing all the old building. What happened in Seattle (the destruction of Bell Town & Lake Union areas). While also graduating housing not protecting all residential areas.
- my view
- Medical services.
- LESS CRIME and homeless camps setting up every where. Who cleans up these camps? They are now in ever part of the city. Violent crime is at an all time high.
- Crosswalks. Homes with yards.
- Good restaurants, crime free and blight free areas.
- What's also important to have nearby is restaurants, hospitals, and banks. Also, museum, bars, and casinos.
- healthcare
- Emergency services and medical offices as well as an office for local governments to interact with the neighborhood
- Actual grocery store, not just corner stores.
- Public transportation within walking distance.
- "Emergency services (fire, paramedic).
- "
- police patrols deployed from many local 24 hour police substations with plenty of room to lock up and keep criminals, drug addict and vagrants that now roam free doing whatever they want.
- "Good neighbors who keep their homes and yards in decent condition
- Neighbors who are considerate and don't play loud music and party after 9 pm
- Routine police presence"
- Less govt.
- libraries
- Law enforcement present
- POLICE SUB STATION
- I must emphasise the transit and safe walking spaces
- Tiny stores. Get rid of minimum depths and zoning, and allow shops at ground level everywhere! this will allow low rents (and low overhead) allowing small businesses to compete!
- "Police station
- Fire station "
- "Parking

- Community"
- single family residence. we don't want high rise apartments. there needs to be parking. People broadly don't want or use or prefer to use transit.
- Real grocery stores, libraries.
- Private vehicle access to all facilities
- Sidewalls are critical and the city does a very poor job of helping property perverts fix and maintain broken/lifted walks. If you want people to walk, give them walks that are safe to use.
- Walkable local restaurants, not chains. Walkable grocery. Efficient transit lines (current transit not efficient)
- Grocery stores, healthy food
- EMS response capability
- Community /rec center
- Grocery stores or food coops
- Neighborhood cafes and bars, wish they were more integrated into neighborhoods ala Portland
- Fire and Police stations
- Police substations
- Medical facilities, fire stations
- "police, fire
- "
- Features which enhance the quality of life such as libraries, community centers, restaurants, and recreational opportunities.
- A thriving Downtown
- PLaces to exercise.
- Don't overcrowd already busy neighborhoods. People purchase homes in mature areas so they don't have to worry about over crowding, taking that away will force people to move out of the city.
- Grocery stores, small businesses, cafes, etc.
- community center- we live near star and i love it.
- Buffer between housing zoning and business zoning to help provide safer walking routes, less noise in housing areas and less air pollution and generally quieter and darker nights
- "Fire and EMS response
- Health care access"
- Health care. Government services. Open space.
- Gas station
- I think parks and recreational activities are huge especially if you want to encourage families to stay in the area.
- Safe road design
- Medical facilities. More urgent care facilities especially
- adequate parking
- Charger for my car if I don't have a garage
- Other public spaces besides parks.
- access to medical or life needs. City should partner with transit to provide more services to tacoma neighborhoods like City of Seattle purchases additional transit for residents

- I want the houses near mine to look similar style to mine.
- ELECTEDS HAVE A FIDUCIARY RESPONSIBILITY TO THE VOTERS TO ENSURE THAT THEY DO WHAT IS BEST FOR THE PEOPLE. NOT TRANSIT AS THEY ARE DOING. THIS IS ALL TO CREATE CUSTOMERS FOR TRANSIT. CEASE AND DESIST
- Entertainment venues/bars
- space separating me from my neighbors
- Not just shopping, but all the community amenities that mean we don't have to drive downtown where there is increasingly no parking. Coffee shops, restaurants, etc.
- Bus , Or railway.
- Groceries
- Green space, lots of trees
- Medical/Dental, drug stores
- Good neighbors near by but not so close we're all miserable and grating on one another's nerves.
- Trees
- Space for small, independent businesses to thrive. Bodegas, sm restaurants, etc are 1st to go when developers promise "1st floor" retail but it's only affordable to lg chains -diminishes the community
- NO illegal activity, graffiti, etc.
- Affordable things for kids to do, to keep them out of trouble. Examples: Community center, swim pool boys and girls club.
- "Roads, septic sewers, rain water sewers, tree canopy, recycling, transit, that were absolutely up to the job without causing more pollution
- "
- restaurants/cafes, library, post office
- No homeless encampments that the City allows to fester and become disgusting threats to public safety and health.
- Community center with public gathering spaces for preK and seniors. A be community pub would also be nice
- Why were we not given an other category in the above question. Once again why are you having a survey that only allows your answers to count? How about pride of place or a sustainable community their
- Neighborhood policing; boys & girls clubs for working parents
- Rail line to the airport and Seattle
- Medical services
- Medical facilities, housing for elderly who needs assistance
- Police stations, fire stations, restaurants
- Plenty of parking for neighborhood.
- Healthy grocery store,
- Libraries, universities, museums, theatres, dog parks, hospitals and medical clinics.
- It's important to have banking institutions, post offices, and other satellite civic services nearby.
- Accessible and affordable groceries. Ample parking for multi family housing.
- Less developer owned property and cookie cutter architecture

- Grocery stores!
- Third places: cafes, corner grocery, laundromats, hair salons, daycare centers, bakeries, small restaurants, public libraries
- Restaurants
- recreation center so I can do Zumba
- Grocery stores distinct from or included in "neighborhood shopping" . We should really support more corner cafe/bakery/grocery style business, particularly if its mixed with housing.
- Grocery stores!!! Probably the most important thing.
- Street lights to help deter crime
- FOOD TRUCKS!
- Places like libraries where people can go and not have to spend money
- Space for community: libraries, churches, restaurants. Places I can meet my neighbors and have group activities.
- Natural and designed larger green spaces outside of small parks. Small business opportunities. For example: coffee shops and food trucks. Safe and usable: street lighting and traffic speed management.
- Parks that are safe from unhoused people.
- Safe places for kids to play, which probably falls under parks.
- Shopping and restaurants.
- Libraries, farmers market
- Tree canopy for urban cooling and encourage birds
- It would be wonderful to be able to walk to a grocery store (within 1/2 mile) in the more densely populated neighborhoods. (Like 6th Ave district.)
- no
- MORE SINGLE FAMILY HOMES - YOUR BASIS IS FLAWED AND YOU IGNORED THE FACTS. Dense housing as you propose is EMPTY IN SEATTLE!! Diversify your commission add non-builders, non-real estate, non-planners
- south Tacoma area is poised to grow, Let it be mixed growth so it does not price out the working people that built this neighborhood!
- Access to Fire and Police support.
- A neighborhood of single family homes.
- Less F'ing Crime
- Grocery stores and Target
- Important to integrate with natural environment; reduce noise; create safe community spaces
- Less wine/beer bars, tattoo parlors, and frou-frou shops. Provide necessities - pharmacies, libraries, hardware stores, post office, general store, etc.
- A city police station that is actually occupied by paid law enforcement officers who are able to quickly respond to the increasing crime we're now experiencing in our neighborhood!
- A walkable neighborhood of similar scaled homes. A reasonable degree of confidence in the future of a neighborhood and its use. Good planning regulations.
- A library! And green space. Lots of green space and trees!
- New buildings architecture respects design of current homes. ROW Tree canopy; Community Center; gardens/benches; new bldgs designed to avoid loss of daylight to abutting homes/yards.

- Businesses besides shopping like restaurants and services
- Prohibition of encampments. Put them in jail!
- Dog parks.
- clean air, clean water, community-centered facilities
- Police stations, community centers
- Businesses and apartments must be required to have parking spaces to accommodate customers & residents. Lack of parking impacts business, hurts apt residents who get ticketed and towed.
- Thriving downtown restaurants and
- This is a once in a lifetime opportunity to make Tacoma a city with parks, sidewalks, bike paths, and a sense of character. Letting developers build another Seattle will be heartbreaking.
- open space
- Build upon the qualities of each neighborhood and move towards a community for all not for developers and speculator profit
- Corner markets and small restaurants/pubs.
- Other housing at diverse income levels
- Numerous large mature trees, local neighborhood fire dept., a post office, a library, bike paths/paths, maintained sidewalks

Appendix D

Full, verbatim answer to Question 13: What other incentives should the City offer to incentivize housing developers to provide more affordable new housing?

- more partnerships with non-profits, banks, credit unions etc
- None of above. Tax credits for reuse of existing structures.
- They shouldn't. We do not have a housing crisis.
- Let the market control. This is a giveaway to builders.
- There seem to be plenty of vacant units/buildings already.
- Lower property taxes so landlords do not raise rents!
- Encourage development outside of historic neighborhoods.
- apartment buildings are being built already so all good
- free services, but should not give tax breaks
- Strict control of developers building in our built up areas
- No incentives. Focus on increasing good jobs for residents.
- Already giving breaks on property tax, what else is there?
- None! If costs are passed to current home owners.
- The city should NOT incentivize developers beyond new zoning
- MIXED-USE DEVELOPMENT
- No incentives should be offered.
- "Reduce price of permitting
- reduce approval process"
- Cost-sharing for off-site improvements
- Tacoma has already given FAR too much to developers.

- All of these are bad. Tax incentives aren't for the poor
- None. Emphasize Owner Occupants. Sick of rich developers.
- Not city's job to endorse dev'lpers nor change rules 4 em
- Neighborhood improvements, example offer right of way trees
- none, only affordable housing incentives and TDR incentives
- no more tax breaks for wealthy developers.
- More creative developments. Shopping & Housing combo
- Sliders above didn't work! Make it EASY to build.
- They don't need these incentives! They build what they want!
- Provide city land
- work with small developers and sf owners on ADU funding
- MFTE, feeinlieu for affordable units, house benefit district
- MFTE, fee in lieu for affordable unit, house benifit distric
- Developers are just fine/require them to pay impact fees
- None. They make a ton of money either way
- Easier paths IF new housing fits with neighborhood character
- none
- None. Developers show no interest in affordable housing.
- Question 12 is bullshit. No incentives for greedy developers
- Incentivize off street parking designed building plans.
- Definitely not tax exemptions. They don't need them
- Streamlined permitting, but maintain high design standards
- Every new development should have 15% actual affordable unit
- 30 yo MFTE for sale so we transfer wealth to next generation
- Reduce/eliminate ADU fees, higher densities
- Stop gouging developers, reduce the building costs & time
- Provide financial incentives to families to build ADUs/DADUs
- "ADU to existing homeowners
- developing fee simple sale units"
- Non contractors should be able to afford a permit to build
- Partner with housing authorities to subsidize cost of housin
- Require a portion of units to be for low income only
- I'm concerned about the effect of these concessions
- reduce zoning variance applications, more by-right allowance
- Determine why Tacoma has such an ancient housing supply-then reform will follow
- The City should not offer incentives to a company that makes money from the development of land.
All vacant property needs to be developed before new construction is implemented.
- Offer incentives to build downtown.
- Tax benefits for using sustainable materials (bamboo, hemp bricks)
- Would like incentives to rehab existing buildings. In other cities the developers have built huge ugly expensive tiny apartments that will be slums in 20 years.
- "Minimum parking of 1 stall per unit
- Encourage reuse of existing buildings wherever possible

- I'd prefer a more attractive building/lot/streetscape in exchange for more units."
- The city should be developing low-income housing to address its housing crisis. "missing middle housing" is a give away to greedy developers who want to extract value from single-family neighborhoods
- The city should offer to subsidize the rent of low-income tenants for 5 years.
- Incentives should be around housing, not ensuring maximum profit for "housing developers". Explore community invested and owned multi-family housing projects and provide incentives for those.
- None
- build lower density in affordable areas - eg. a townhouse complex 3bed, two story homes with ample common play area for kids, near a school and parks. not crammed in three story townhouse/apartments.
- "None. They are rich enough already. They should pay us to build in our neighborhoods.
- "
- Encourage midsize housing! 2-6 unit buildings with less parking and better access to bus routes!
- None of the above in #12 are acceptable. Developers should not rule these decisions. They don't care. Federal government incentives, maybe.
- Seems like developers should be incentivized simply by having the opportunity to do work and make an appropriate profit. Maybe a grant program to provide free labor in exchange for training employees.
- use it or lose it laws... if you are sitting on vacant land or a vacant building and don't have a plan then you must sell or get an extra fee. hey maybe even basic squatters rights of some kind!
- They should not be incentivized at all. Homeowners in pierce county are paying too much in property taxes - developers should pay their fair share.
- We all know nothing is affordable anymore your not fooling anyone.
- Abolish parking minimums everywhere.
- Tax cut for lower income homes
- I don't think the City of Tacoma should provide incentives to housing de
- Offering better tax incentives to local owners or developers instead of out of state large conglomerations.
- Low interest rate loans
- None.
- The city should not give anything to developers. They can pay their fair share of taxes. They make enough money selling these houses
- Historic preservation should be incentivized. Reward for not destroying the look and feel of an established neighborhood with steel and vinyl and glass monstrosities that ruin the feel of the place.
- none!
- Nothing. Housing developers are wealthy and have cash they want to invest in real estate. They'll build housing when they determine they can make a reasonable return on their investment.
- None. I like my single family home neighborhood and would not want some developer to plop some eyesore in the middle of it.
- "Zero
- "

- Clean up homeless encampments in our neighborhoods and parks
 - None
 - None. They're making a mint already. No need to give them any additional incentives. Stop using our tax money to line developer's pockets. Put it to better use.
 - "None.
-
- Let the free market decide.....government needs to stay out of the way."
 - work more to build semi-public housing when possible (funding joint programs with developers to make affordable or relatively affordable housing)
 - House their own employees there
 - None. Offer tax breaks to the current property/home owners.
 - easier permitting and reduced taxes for including more affordable units
 - Work with city to build quality well planned communities or risk losing the ability to do so having development only from government owned and operated entities
 - There are enough incentives for developers in our region as is. Tacoma is in a desirable location: make building exclusively high-price housing harder, instead of incentivizing developers further.
 - The City should try and bar developers from building "larger or taller" buildings at all costs. 5over1s are evil. Density can come by making homes smaller. compact 2 story buildings are good.
 - Design standards and permit barriers should be kept to a minimum as a matter of course. It's a mistake to consider that optional.
 - I am actually not keen on developer incentives as, each new dwelling taxes the current infrastructure (schools, roads) developers should instead offer incentives themselves addressing new construction
 - Make sure schools have space for children
 - I don't want "allow developers to build additional housing units" to equate to micro-housing.
 - You can't fix stupid just look at new speed limits my road was 25 Cars went 55 no enforcement same with single family housing was never enforced just look back at last time it was someone was cited
 - "Stop letting in so many illegal immigrants creating an artificial housing shortage.
 - Lower property taxes for existing homeowners."
 - Fast tracked permitting. More generous allowances to close down streets/sidewalks as needed for construction purposes.
 - none
 - Since you've retained developers to be your profit-driven solution provider, you should give them marching orders rather than taking direction from them. Use money from the feds to give them bonuses.
 - Make more places walkable - available grocery stores, parks, etc. Also, make places more accessible - ramps for homes, elevators along w/ stairs, etc.
 - Incentive wise, don't throw out the baby with the bath water. Developers tend to cut corners wherever they can to save money. As always, if we're going to do this, we need to do it right.
 - Why offer any? Greedy developers are already making money, just require them to built it or they can build their ugly crap elsewhere. (I didn't answer Q12 because I don't agree with any options.)
 - Housing developers already get away with too much. Too many promises already broken

- I think that we can make permitting more efficient without sacrificing design standards.
- "Removing a necessity like shelter as a commodity sold and develop it as a right for our citizens.
- Increase property taxes on houses beyond the first one owned by anyone.
- Cap rent to 75% of mortgage."
- Streamline and speed up the permitting process. Hire additional qualified staff in the permit office to support this.
- Not enough knowledge to make suggestions.
- low cost loans for rehabbing existing stock
- Subsidies
- The property tax exemptions should only apply if ALL units are affordable.
- Public Private partnerships, grants. There are neighborhoods where taller buildings could fit, but look at other cities first. Seattle lake union is good, University area is terrible.
- None
- incentives to make new building sustainable and eco friendly while also focusing on low income housing
- I wonder about having requirements instead of incentives. For example, do a certain percentage of new housing units need to be for low income? Middle income? Can we cap the price?
- nothing. Look at how a recent developer who promised affordable units for a 10 yr abatement, and then changed their mind and proposed going for an 8 yr abatement instead, and less units lower priced.
- None - this is a bad system. No incentive will ever force affordable housing from developers - see ADUs and new apartments in north end - none of are as affordable as promised.
- Provide a property tax exemption specifically tied to how high of a LEED certification their housing project achieves (the higher the rating, the larger the tax break).
- Loan extension assistance to extend developers loan periods.
- Add tram stops whenever an area meets a certain population size.
- This question and question 12 assume that developers are going to pass on savings to consumers. For actual affordable housing, the government needs to invest in housing.
- Build more large communities out near Hosmer/Portland/Spanaway areas
- Don't allow people to buy up multiple houses to rent as AirB&B. This reduces housing stock for local residents. Particularly not corporate companies who own hundreds of homes. reduces adu restrictions
- Other tax breaks
- I have no idea. I just know that in my lifetime, which isn't much longer, housing should become affordable, not unreachable. Isn't our population down to 2 kids per family?
- The city should not. Developers make plenty of money, and if allowed to build, must contribute heavily to infrastructure, etc. to meet for the demands the City takes on due to building/growth.
- If you're offering incentives in exchange for affordable housing units, make sure you're actually following up. It seems developers have been given breaks yet we have no additional affordable housing.
- Do it right the first time and then be allowed to do more.
- "Loan discounts to developers that build affordable housing for the disabled, seniors,
- low income."

- More mixed use housing with commercial options on the ground floor (like the Slabtown neighborhood in Portland).
- Make it faster and easier to obtain permits- perhaps offering permitting liaisons or similar. Incentivize mixed income housing and building homes to own over rentals via some kind of tax credit
- The most important thing is to increase the supply of housing to meet demand and keep prices lower. This can only be met by prioritizing high density housing.
- Speed up the permit process. Also, make sure we're not over-valuing mature trees that are blighted or will die soon. Clear them out and plant new ones.
- Incentivize the construction of condominiums to promote homeownership.
- Developer is a four letter word
- Green roof/Green energy, gray water systems, and permaculture design incentives, charging stations
- Allow Increased units (up to 10%) for a significant payment into a city affordable housing fund. Combining developer funds with other grants & federal funds to construct affordable housing.
- the other thing we could do is require... it doesn't always have to be incentives
- "I'm not for any of the above "incentives."
- If if a developer wants to build here, they should be held to strict standards. Quit giving away our city to big business and focus on current residents. "
- "Build affordable housing or we won't allow you to build at all!"
- offer contracts with the city to encourage developers to build a certain number of houses, regardless of fluctuations in the economy.
- Priority to be considered for future contracts.
- Incentivize them to build all over the city, especially in less affluent areas - not just the North End, which serves only small fraction of residents. Other areas could really benefit from development
- Allowing them to have the discussions on best options and practices
- Incentivize homes that can be purchased only and not new rental properties.
- Less than zero. If a developer doesn't want to get in here then someone else will. Developers should be providing Tacoma with incentives not the other way around.
- A less stringent inspection process. The City of Tacoma's planning inspection department does not work as a team with developers, engineers, and contractors. They make it difficult to build anything
- I don't think building standards should be lowered. Infrastructure to support the buildings will be essential
- only tax breaks
- Note to items 9, 10 and 11: could not drag the slider, my choices for all three would fall into the range of 1.5
- Reduced tax incentives for builders that build homes with ecological landscaping (e.g., not simply grass lawns front and back, but landscaping that is sustainable with lower water usage)
- Offer developers unused buildings and retrofit for small, efficiency affordable housing. Larger developers are unlikely to build from scratch "affordable" housing. We need to view the issue differentl
- NONE Incentive are paid for buy the citizens of the city.....

- By reducing parking they should include parking space in buildings. Developers seem to get a lot of money. Do we have to incentivize them?
- None of the above. Definitely not tax breaks. Current home owners carry too much of the burden now. Parking is already a major problem in some neighborhoods. People of all ages still drive cars.
- developers need to work with the neighborhoods to get their approval and listen to their concerns.
- Tax incentives. With very favorable incentives the average quality will suffer unless closely monitored and regulated.
- I don't think the developers are putting enough into infrastructure, they are handed the "golden key" to the city, it's robbery because citizens end up paying for what they should pay.
- Maybe give some credit (tax exemptions, additional height, etc.) for keeping mature landscapes, trees, and shrubs.
- Get real! Developers can't control the cost of materials and labor! Which drive up the cost of building. And as a city we can't afford shoddy buildings.
- Developers need access to our taxpayer funded infrastructure, such as sewage, water and electricity to build. Why isn't this item part of the negotiation with the developers? Do they pay for these?
- None. They are making money enough!
- Have to pay part of infrastructure costs. Not build and run. No cheap construction. No Chicago style project housing . Nothing is free. Too much given away to outside builders who build and run.
- None
- Maintain reasonable design standards and reduce permit barriers. Reward them for installation of landscaping, green spaces, trees by providing federal infrastructure reimbursement for 'green' enhance
- Is that the only option? Why not reduce the financial and bureaucratic burdens for ADU conversions, etc.?
- why is the city kowtowing to the developers? Why are the developers holding back the city's growth?
- This wet stress ball I found outside.
- Don't give away the bank. Start at a reasonable scale and contextualize and track projects that come to fruition. Housing is a profitable investment and can/needs be affordable. Think big ;)
- It would be good to provide some sort of help to keep existing low income, dense housing options. Most of our cheapest real estate is getting torn down. Whereas new construction is more expensive.
- Eliminate silly rules. Why do ADU's need a concrete path from the street when the alley is right there? Why do new houses need two parking spaces? We need less concrete, not more.
- Government should not be in the business of providing tax exemptions.
- There should be incentive for renovation of existing lots and promoting the demolition of neglected or hazardous sites.
- Remove height restrictions.
- Developers don't like to include streetscape/row improvements because there's a lot of unknowns and can be costly. Developers and City need to partner up on cost if we want our city to look beautiful
- Don't make the permit process difficult, don't add additional costs to projects.
- None. None of the listed items on question no. 12 should be used.

- Allow larger buildings and stop with the money giveaways to builders that plan on charging ridiculous prices.
- Access to transit, grocery shopping
- Perhaps the city could offer vacant or derelict city-owned property to developers in exchange for affordable housing.
- The same tax breaks that homeowners get when they make improvements on their own homes. A three year freeze on prop tax increase and then resume at current rate.
- just a note that I wasn't able to move the slides in questions 9, 10 & 11 (set at 2 and couldn't adjust from my laptop)
- I don't like any of the ideas provided to incentivize builders.
- I believe they are making money already.... That should be enough incentive
- Why do they need to be incentivized? I was unaware it was a problem to find developers.
- All developers should be required to make the first one to two floors parking garages or parking spaces. Option for small retail shops that would bring in smaller neighborhood "bodega" grocery stores.
- Cut red tape
- City should allow small developers who would like to open tiny/cottage parks within the city limits. However rent control needs to be in place and limit investors buying with on interest other profit.
- The incentives already exist. No additional incentives are needed.
- Provide tax incentives for employing people from Tacoma, or people who are experiencing homelessness.
- None.
- Rather than forcing developers to require low income rental units find a different way to provide low-income housing. Rent control/subsidized housing only keeps people in poverty.
- Underwrite Tacoma Housing Authority purchase portfolio with a task force designed to leverage acquisition of foreclosed properties. Thereby affordable to the city, maintained by pre-existing public ag
- Penalties for excessive rents and/or refusal to provide affordable units that are subsidized.
- None. They should have to pay extra and that money should go to helping low income people make a down payment on fixer upper homes so they have a chance of actually buying one when up against cash inv
- I am not sure. I think developers do very well in our city. Maybe appeal to their altruism!
- None developers have enough incentives
- None
- Developers make a ton of money building new housing. I'm not sure we should give them any incentives
- Tax breaks.
- Developers have ultimate job security during these housing crises. Why does Tacoma need to give anything away? We are against tax incentives because that burdens all residents. Developers should pay!
- Nothing. You should not offer any incentives. Certainly do NOT offer tax incentives. You work for the good people of Tacoma NOT outside developers.
- No interest rates on involved costs/loans

- I don't know.
- None of the those in question 12 should be offered because they have been demonstrated to be ineffective in my neighborhood. They all reduce the price to build but not the price charged.
- None. Developers are in it for the money, nothing else. Give the incentives to potential homeowners who would like to revitalize existing homes.
- Regulations that prohibit red lining
- Don't want Tacoma to turn like Seattle or Proctor.
- outlaw invitation homes and other REITs that screw single family homebuyers out of the market.
- Tax incentives for people and businesses who have supported the city's growth
- No incentives. They pay all taxes with no exemptions.
- "Slow down the pace
- Install parking
- Limit height of building "
- Idk
- Grants to help pay for materials and services under the condition that 50%+ of those units are for low-income folks. Expedited permit processing. Tax breaks for hiring local BIPOC laborers & services
- Developers should be rewarded (required) for developing green buildings, such as solar power.
- Require 10% of affordable units for all MF housing, and only give the tax break, proportionally, for additional affordable units. Don't allow any development outside of downtown to dwarf its neighbors
- all of those are good, but would like to setback requirements relaxed, and real cuts to onsite parking requirements throughout the whole city.
- Keep standards high.
- Allow developers to build larger buildings only in areas compatible with the form and scale of the adjacent areas or along transit.
- Tell them that Tacoma is a growing city.
- Opportunities to involve families to help with renovating and create opportunities to pursue a career in the industry.
- Restore existing housing and recreate housing from existing buildings and as an incentive cut some of the taxes for the developers .
- Provide a much, much larger number of buildable lots by unzoning SFH areas, so those lots are cheaper. That will take care of most of the affordability and availability problems.
- tax exemptions based on occupancy and affordability
- City of Seattle has loan or grants for mixed income housing that prioritizes innovative or artistic designs. Tacoma low income housing is almost prison looking.
- The above answer seems to assume that developers will create rentals. We have to change that norm. I'm okay with more incentives, but ONLY for developers building ownership opportunities.
- Doing a good deed, an opportunity to show respect for the neighborhood, improve morale of residence should be incentive enough my housing sto. No building code or tax exemption for developers please.
- Utility discounts for rental owners who are renting houses for families or by the room. Rental homes is a very effective way to provide affordable/low-income housing, especailly if rented by the room

- I don't know about developers but what about homeowners who'd be willing to put an adu in? How can the city help encourage property owners to want to create more housing?
- Free market. If it is not profitable they won't build. City should stay out of incentives.
- We need to charge the real impact fees that other cities do. Not an incentive but needed.
- Provide a program where market rate housing pays new fees that can help to subsidize the infrastructure improvements required of affordable housing. Create infrastructure improvement districts.
- Green building incentives that give tax breaks for things like clean energy, tree preservation/planting, and use of sustainable materials.
- I resent providing developers any incentives. If it's worthwhile for them to develop given appropriately stringent environmental and affordability expectations then they develop, otherwise not.
- Developers will try to make the most profit. I don't trust them to try to balance the community needs. Keep the design standards and require sufficient infrastructure connections. Keep the trees.
- there should be no incentives and developers should go through rigorous review and permitting so quality is built
- Lower crime
- Create incentives for creating affordable housing. Specifically housing that is under \$1,000 a month.
- "Co-op housing
- Owner owned and occupied townhouses/condos, etc"
- ZERO they want to build anyways because it makes them money
- Should not have to give incentives to any developers. Especially out of state developers. City, State, and non-profits need to have affordable housing built on some of the City owned properties
- Make sure that most of the units built are required to be at less than 50% of AMI
- How about eliminating developers & allow small, local companies to build again. Allow home owners easier access/permitting to build on their own property
- Reduced parking requirements should only be near public transportation lines or hubs. Not more than a block or two away.
- Stop allowing developers to pay fines and not charge affordable rents.
- None.
- Provide property tax exemptions for new housing that meets real building standards, you should see some of the horrible "flip jobs" that have been done in my neighborhood.
- Not sure!
- Incentives for keeping rent at an affordable price point. Not just two units but 50% or more of the building.
- Programs to bring families together to fund and build co-ops.
- None developers make money on their constructed buildings. Assure any developers are financed in the US. NO FOREIGN MONEY!!!!
- Abolish all parking requirements and design review hurdles
- Developers are in business, they don't need incentives. Taxes payer's do not need to pay taxes for them to make a profit.
- None of those. Developers don't need incentives. De-incentivize would be better for the City of Tacoma.

- None
- None of the above. I don't like any of the above options.
- "Provide infrastructure help
- "
- Too much has been given to developers without accountability. Developers will develop without a 12 yr tax abatement. They are giving away tax abatements to home purchasers like candy. (Pt Ruston)
- Make the city attractive and functional enough that developers compete for the opportunity
- Streamline permitting process to ensure good relationships with developers are maintained. Target areas (like downtown) with property tax abatements to further development. Build up and build dense.
- Maybe make the tax incentives contingent on the sale price, or certain design features that would lower the price. Otherwise builders will build the most expensive house they think they can sell.
- The City should require affordable in every new multi-family with 10 or more units. If more than 20% affordable is provided, city should cover offsite development costs.
- The City should quit worrying about developers and just build new City-owned affordable housing that doesn't need to turn a profit for investors.
- Find another way. Reduce the police budget and use it to house people. Developers only care about profits, and that's how rent and housing prices got so out of control. Do community land trusts.
- Improve nearby public transit stations. (So low-income residents with reduced onsite parking can enjoy the city easily, attracting them to the new development.)
- Fix the permitting beaucrocy
- "A residents feedback system where builders are listed with quality scores for each neighborhood on a continuously maintained and accessible web site.
- "
- No incentives should be offered
- Your going to do whatever you want to do. Regardless of what the people want.
- Increase the city's landscaping & streetscaping assistance & involvement with increases in affordable housing units.
- The opportunity of being allowed & paid to build in the city of Tacoma.
- Require them to build away from single family home neighborhoods. Put up more apartment/condo buildings near each other but not in single family home neighborhoods.
- Offer to purchase new multi-dwelling units (and then impose rent control on city-owned housing).
- nothing, they have true ROI, they're not doing anybody any favors, don't give them anything
- Deny permits for developments until affordable housing goals are reached. Or only 1 luxury permit and not until 2 or 3 affordable developments are built. And built safe sites not toxic sites.
- Work to limit neighbor challenges, when development conforms with master plan
- Free or priority access to additional technical assistance visits for meeting code requirements.
- utility breaks. Incentivize creative rental down payment options with both getting into housing and utilities.
- Lower any barriers to constructing ADUs or ACUs
- Doesn't the city grant permits and make allowances? Why ask about incentives? I don't understand.

- If they find a way to provide accessible features or encourage diversity in a new way, they should be eligible for state or private sponsor grants to help them build.
- If you want cheaper housing, then the new buildings should have less amenities. No need for dishwasher, w/d (have in basement for all to use), gym, common area, fancy lobby, etc.
- Abolish all design and permit standards, AMI requirements, and zoning.
- Cannot think of anything.
- "None the above in question #12
- There should be no incentive unless it is to make affordable housing"
- Cover the profit loss on affordable units. Maybe waive impact fees or utility hook up fees?
- Quicker and cheaper permits. Faster inspections. Reduced critical area regulation. More density in all zones. More height in VSD areas.
- Expedited permitting for developers who incorporate green infrastructure and shared amenities (especially open space trails/recreation/created wetlands or water elements).
- NOT to a developer, but incentive to a REMODELER: provide low-interest loans so existing homes could add units/space to their homes. We now have SIX people (incl. us) living in our home!
- a more streamlined permit process. At the time of my build this was an ongoing issue as city was using a new computer system that by all accounts was doubling the inspection times, slowing us down.
- They need no incentive.
- Streamline permitting and costs
- The agreement should be to ONLY allow tax breaks IF >60% of new units are affordable based on the verified lower end of median income residents & renters are not held to 3x's montgly income standard.
- Developers of non-profits only for the entire property to be affordable housing should get incentives. No one else. Housing is profitable and the city is not getting the revenue it should.
- Limited number of year tax breaks or lower permit costs to encourage development.
- Bonus for completing projects early
- I want more housing and I think diverse housing is good. I don't want this to be a free for all for developers. They shouldn't make more money on this.
- Go the other way. Heavier taxes for those developing for wealthy/mcmansions/luxury condos/etc. And/or competitions for best affordable housing designs and buildings, with a lot of fame for top 5
- Other than fair and equal tax exemptions, there should not be any other incentives offered.
- More HUD housing
- Don't compromise quality, creativity, neighborhood integrity. Developers who thrive working on projects of high value, quality and integrity will be attracted to the area. Offer fair tax incentives.
- Expedited review, low interest loans, excess public land sale (for housing)
- Have new housing blend into the neighborhood that's already there.
- Having a city-run affordable housing development management department could help keep costs for tenants low and cutting out the middle man so problems & concerns are addressed immediately
- Consider the cost of code changes and city fees.
- I am not a big fan of offering developers incentives. Developers tend to cut corners so standards must be high enough to provide safe housing. They'll make plenty of \$ w/out incentives.

- Only allow Taller buildings in currently vacant areas that can accommodate density, without impacting spaces of present single family neighborhoods.
- Give an incentive for green landscaping, especially for mature trees and open spaces./
- New transit developments
- Allow them to build in some small biz rentals like corner grocery stores or coffee shops.
- None - the incentives provided so far have not equated to affordability; nor are they held to any sort of maintenance of things like tree replacement.
- Acknowledge and honor their contributions to solving the housing crisis, including their provision of materials and labor and use of volunteer assistance.
- Incentives to work with low in-come or other populations that have barriers. For an example, if working with Tacoma Housing Authority, having a higher payment scale to work with.
- Work with HUD to provide for affordable housing for minorities and other disadvantaged people through added subsidies.
- Discount permit fees and tax exemptions
- Require 5-10% of multiple units built to be affordable. No incentives are needed.
- "why should we have to give them incentives? Either they want the work or they don't.
- "
- No incentives for developers. City should offer new (qualified) low income buyers a percentage of sewer and power credits for the first year of ownership to help get them transitioned.
- None. The City needs to STILL FIX ROADS and INSTALL SIDEWALKS all over town. It's ridiculous. Fulfill what you are paid to do already before chasing these aspirational ideas. Do your job!
- Tax newer construction to keep the burden off of existing home owners.
- None, other than what I mentioned with low interest loans to existing homeowners. Incentive zoning is terrible and we need mandatory affordability requirements on multifamily over a certain size.
- REDUCE PERMIT FEES and ONEROUS REGULATIONS.
- "
- I don't really agree with any of the above proposed actions because I don't think they will work. If developers are allowed to build high-rise, mid rise buildings they won't have "affordable" units"
- Incentivize green building development
- Allowed smaller units with shared interior amenities.
- Developers will build where profit is possible and have been doing so historically. Apartments still have vacancies. People have options. Do not believe incentives are necessary
- Incentives to build ADUs and rent at an affordable rate for a fixed period, like BLOCK nonprofit in Seattle.
- Public/private partnerships.
- We already provide too much incentive for building in one of the hottest markets in the US. Incentives should be eliminated! Stop putting more tax burden on existing home owners.
- Enough parking space.
- Rather than giving a property tax exemption. Give a tax break for building materials purchased and used in construction. That way they are encouraged to build instead of sitting on empty properties
- Offer city and county owned land at reduced prices for the most desirable types of projects
- allow developers to build taller if they commit to building less parking

- incentives for building near transit lines
- None
- They need no incentives. The output is just more expensive multifamily housing. You're not actually fixing anything. And there's still no parking. You're screwing homeowners that have been here.
- I think all the ideas above are bad ideas. Incentivizing developers will ruin our neighborhoods. Look at Proctor,,especially the new building next to post office. That should never have been allowed.
- Allow everyone to be able to add additional housing options on their property without all the rules and permits.
- Fast track permitting for affordable housing. Subsidize utility installation. Support financing with no/low interest loans.
- REQUIRE it. There is already huge financial incentive to build. It's absurd to do anything other than provide builders with a list of demands. Business plays hardball, and we play nice. Why?
- Lower taxes for affordable housing, higher taxes if not.
- A certain percentage of units should be for lower income levels if they want tax deduction if not then they pay more in taxes.
- Need more parking
- Of the five incentives none address the issue of affordable housing. They each reveal a desire to TOTALLY remake our neighborhoods in a way that is obviously so bad it must be hidden in semantics.
- The insensibles shouldn't go against the values that you've requested input on before. They get tax incentives. How about teach/employee the neighborhood with skills to work their jobs long term
- all of the above ONLY for affordable housing
- Quicker permitting for developers who redevelop existing buildings as housing, such as office buildings into apartments.
- Employment incentives to use in city/ county local workers
- "Winterizing existing homes for free
- Roof repair discount
- Garbage disposal and recycling "
- Education on working with programs.
- Longevity. If a young family with small kids is able to afford their house, then they will be there a long time, thus more consistent money for developers.
- Property tax breaks on new development
- None! They already have enough incentive(profit) and can outbid families trying to buy
- Investor tax credits; donate land; allow recycled building products; speed up the permit process for developers.
- You should not offer incentives. Financial incentives for developers leads to entanglement and corruption and makes the City change policies to help developers make money. Resident of Tacoma lose out
- to be honest, i don't really trust developers. it seems like if let loose, they will make sure they benefit and might change the city for their profits and not solve the problem
- Don't give them property tax exemptions. They already have lots of money
- You should not be incentivizing developers. They are only in it for the money and the more you offer the more they will take.

- Are you saying this is up to a developer what size apartment building they are going to build in my neighborhood?
- Address the homeless crisis
- Lower my property taxes \$18K a year is too much
- Do not institute design review. Require elements that significantly impact neighborhood safety & access - sidewalks, ADA ramps, safe crossings - and let go of subjective design standards.
- nationalize housing. an actual, workable suggestion would be to contract them to build new housing, or give them tax breaks.
- Legislation to conform pricing according to median incomes
- The city of Tacoma wastes 10's of millions of dollars on police every year that would have solved the housing crisis in perpetuity if that money was used every year instead to building public housing
- Friendly and affordable permit process.
- Do not provide property tax exemptions.
- "Do developers really need an incentive?
- They benefit the most. They cram as many homes as they can onto the smallest lot possible and walk away with a bundle \$\$\$ That is incentive enough."
- Let them build tall to actually provide value for redeveloping a lot instead of a small building that is marginally economically feasible.
- Help with job programs to ensure developers can find and train skilled workers. Connect with unions to help provide training and reduce work injuries.
- don't know
- I honestly don't believe they need incentives. They're making piles of money and giving them more \$ or decreasing their tax burden only serves the developers, not the people living here.
- No more incentives. If they are more profit driven over helping the community its time to strip business licenses and owners can become workers again.
- "Land developers already make huge amounts of money. They don't need any "incentives". Why should they be given any kind of "breaks". I pay exorbitant taxes w/no "incentives"!
- "
- Help them demolish vacated structures
- None. The laws and zoning already favor big developers, who are maximizing profit and minimizing benefit to the neighborhood, to the detriment of livability for existing homeowners.
- Incentivize housing that will be listed as For Sale, not just For Rent (e.g. condos, townhouses, etc.) to create a better pathway to homeownership.
- Subsidized materiel and labor costs from local sources.
- Nothing
- "Sell of vacant land mass to expand housing.
- "
- how about giving new homeowner occupied buildings a tax exemption for 5 or more years to encourage increased ownership. The rates could be adjusted for different areas to help challenged areas do bett
- Rent cap....

- I wonder if they can be involved with the people who are going to stay in the houses they create. Perhaps they can become an appreciated part of the community.
- The city should require affordable units on all new apartments and condominiums. Think about how many we could have today. COT failed
- Minimal incentives. Make it a requirement
- Abolish rent
- I don't think developers can be expected to build affordable housing — they just want profit. Non profit orgs and govt need to provide low income housing.
- Be creative with tax incentives (e.g. 1-10 years of no property tax based on conditions that would be for the people by the people).
- More parking and public safety
- Please tell the citizens that voted you in what "developer incentives" really means? It means you are shifting the tax burden (city services, infrastructure, maintenance...) to us! NO incentives.
- Nothing. If there is a demand. They will fill it. Zoning adjustments should be sufficient. Incentivizing developers is a tremendously big mistake.
- I'm confused with this. You are the City, you should tell them what you expect. Developers and many rental property owners are making money like crazy.
- No incentives needed. It should NOT be the local governments job to incentivize housing developers. Rather, don't over-regulate and let market forces dictate where housing is being built.
- None. If developers want to build apts & houses, then they should shoulder the expense. Why should tax payers do so. We are heavily taxed as it is.
- Minimal parking spaces 2 spaces per unit
- Enough of the property tax exemptions. Builders want to build they to help with infrastructure costs and designs. There is no such thing as a free ride. I do not agree with above statements, only one
- Lower property taxes, and do single family homes only.
- In my neighborhood none of the options in number 12. apply and there should not be more affordable housing (apts., town homes, high rises) allowed.
- The City shouldn't offer incentives. Too little bang for the buck. Take the money being used to subsidize developers to help create housing for folks with lowest incomes. That's where the crisis is.
- NO incentives. Developers have already been destroying our neighborhoods with all the incentives being shoveled at them by the City Council they own. STOP INCENTIVIZING UNAFFORDABLE HOUSING!
- Encourage more building generally. If it is feasible to build units of all sizes then we're more likely to get developers targeting different income levels. You can't micromanage everything like this.
- Recognize that no matter what , more housing equals more affordable housing, if builders build 50,000 upper middle class homes the presence of increased supply will lower the cost of all homes.
- Tax payers are sick of all of the tax breaks given to developers. Why do they need incentive? We are go to work w/o extra incentive.
- "I Do Not like any of the above: building
- more units, minimal barriers, larger & taller units, reduce parking, "
- Requirements...not sure incentives are the cure
- Allow them to have the contracts, if they dont provide affordable housing they cant build here.

- I don't think developers need any incentives--their profit is motivation enough. Part of the permitting process should include the stipulation that 50% of new builds are for low income tenants.
- Stay away from rental/income property developments and focus on single family home ownership and clean the damn place up
- Offer incentives to build in lower opportunity neighborhoods. Offer incentives to WMBE developers. Private-public partnerships for off-site improvements. Incentivize Low Impact Development.
- I'm sure if any incentives are necessary. Housing developers are already making a lot of money and I don't see most being considerate when it comes to making their properties affordable and up to date
- "I don't like any of these options --
- Subsidized rent or caps on rent would be more helpful. "
- Reduce permit costs, reduce improvements that aren't already existing in the neighborhood.
- adu programmatic incentives, provide higher incentive to nonprofit housing developers
- I think individual homeowners should be incentivized to build adus. Work with THA. I don't believe anything the city could do will incentivize private developers to build truly affordable units.
- INCENTIVIZE a builder/developer to build affordable "starter" housing by putting the development & permit FEES on a sliding scale - i.e. fees on a 1,200 sq ft hse wld be LESS than on a 1,800 sq ft.
- Provide real financial aid to landlords with renters who are not paying rent.
- "Housing developers are already incentivized with property tax exemptions, but can those include adding requirements to provide multi generational housing?
- Tacoma could become a leader in this area."
- Grants and financial assistance with home modifications to provide ADL's
- We don't want more housing.
- Expedient permit systems.
- Safety in developed areas
- flexibility with building requirements to revitalize old, tired neighborhoods.
- Discounts for sustainable materials; sustainable construction. Fast-tracking projects that meet sustainability and affordability goals (see 2030 Climate Action Plan). AWARDS for innovative design.
- Developers shouldn't be able to build unaffordable housing when we are in a housing crisis and families are sleeping on the street. ONLY affordable housing or build somewhere else.
- More mixed cost housing an incentivize this.
- Housing developers can find ways to finance without tax breaks and they hurt the city.
- "expand community policing.
- prosecute property crime."
- Assistance to lower income private owners such as grants, rebates and coaching for first time developers.
- expedite permitting processes
- Get rid of the Parking Requirments
- Why would local residents give incentives to developers when they reduce the quality of living of our nicer neighborhoods. A good developer can find ways to profit and follow the rules.

- Change city staff review and approval culture to think that development and building costs are paid by beleaguered homebuyers rather than by the developers.
- None
- Don't know.
- None. This is not a role the City needs to play. Just provide police and fire protection, fix the streets, and then go home. We do not need your social agendas here.
- Demolish old homes so new homes that are bigger can be built. Also getting rid of some land can help make new land to build homes. Offering tax income to developers to make housing more affordable.
- deferred proper tax exemptions, fast paced permitting and reviews, special
- Don't allow them to build expensive unattainable units. Stop developments like at ruston.
- Parking requirements should be done away with entirely and it should be made as easy as possible to build housing at the largest possible scale.
- Why do developers need incentive?
- Reducing regulation and permitting barriers is critical to success of any development in town, including affordable housing. Stormwater and site development department is a major obstacle.
- Lower taxes in certain areas to incentive building.
- The list above only don't allow them into existing neighborhoods. Dedicate these incentives to the Vacant lots that encompass so much of the city East and Southeast of Hilltop.
- none , let the free market determine what gets built.
- None! They are paid to build - and I'm sure they make a profit. No more incentives.
- NONE, its beginning to look like So. Hill Puyallup
- None. If tax payers can not be except from any of the above mentioned, then developers should not either.
- "Move building to areas that have available land.
- Do not cram housing into existing areas, which will lower property values on existing homes. "
- The City should not provide any incentives to developers or cut corners with existing building and parking requirements. More you incentivize building of second rate buildings you build future slums.
- Developers do not need these incentives or other incentives especially tax exemptions.
- Plan well and don't expect to become a millionaire with one property.
- Parking must be onsite: don't use limited on street parking.
- None at all. Let the market decide.
- We frankly have enough empty residences to house all homeless people in the city already. We could save a lot of money just using those.
- Entitlement to build a range of housing types by right everywhere.
- "Find the police!
- Get a new city council and a new mayor! "
- Incentives for using sustainable products and practices, expedited permitting
- No incentives, if there is a market they will build.
- "These are all awful incentives and only benefit the developers, not the community.

- To drive the LOCAL economic engine, developers must be in the greater Tacoma Pierce County area.
- "
- Cut for-profit developers out and build social housing.
- Reduce permit requirements, speed up permit time, Respect existing local covenants'
- Tax breaks
- Don't penalize people when they apply for a permit for an unpermitted change they already made to their home
- "Assistance with curbside EV charging.
- "
- None. Developers should be punished if they don't make affordable housing. Enforce, don't incentivize.
- My assumption is developers are making sizable profits. No tax incentives. Quality is important. Secure and safe parking is a priority.
- None, it should be based on demand. If people want it, the builders will apply for the permits.
- The city needs to cut out the middle man and just start building some housing on their own. Expropriate lots that are just sitting and rotting and get to building loads affordable housing
- I think they need to be held to the size and feel of a neighborhood. Not just put up giant ugly boxes that will be an eyesore.
- Infrastructure upgrades to existing housing the developer may already own,
- Grants/loans for new developers
- Stop cow tailing to the same old developers. Seek out those that are wanting to improve in a holistic and sustainable way new housing. There are plenty of startup companies out there who need a chance
- Taxes, expediting permits from city.
- Affordable loans to the builders. Do not reduce the standards or license barriers.
- Vacancy tax, maybe rent control
- I do not agree the city should be incentivizing developers.
- Lower permitting fees
- Less high density housing in the city. Home ownership should be encouraged. Home ownership creates a pride in where one lives. High density housing does not encourage this.
- Require 25% of apartment rental units be priced below market or median incomes.
- No way should developers get any breaks. They make a profit on the projects. How about they make donations to the City programs? We pay taxes, don't get breaks and lose value on our property.
- Consider revising the minimum lot size for a single family dwelling
- When I look at the above list, I don't want to give any of those! Aren't there other things that aren't such big sacrifices? Why do they need incentives? Let's make it less about their big profits.
- I don't think developers are in need of incentives in this current climate. If they can dedicate a larger percentage of apartments to affordable housing they can get tax breaks. Current Landlords sho
- Uh. Don't put in "incentives" - just make it a requirement. In order to get a building permit they have to agree to build x amount of low income units.
- None

- I'm not convinced that developers want to provide affordable new housing. From what I have seen thus far the most important issue to developers is making the most money from their project.
- Would prefer no exemptions that compromises the quality of life for citizens and creates regret later. Taking short cuts and selling out is never a good long term idea.
- REQUIRE that new buildings offer housing at a number of price points so it has a mixed population in it. Builders have a responsibility to the community. Government build, innovate if pvt firms won't.
- lol. Are you kidding me! This is ridiculous. No developer incentives should be provided. None. Set standards and developers will adjust to meet them. Developers aren't interested in affordable.
- Tax breaks
- I would love to see a public option instead of leaving private developers responsible for this.
- no restrictions on type of energy use
- Request consultants to research and report on incentives being used nationally to encourage developers to provide more affordable new housing. This topic is important. We should know national actions.
- affordable housing is always an issue. developers do not necessarily want in their project. Offer an option to pay a significant \$ to a fund where the city to build affordable housing at another site
- None of the items in #12 - The Tacoma community should not have to lower its standard of neighborhoods to accommodate developers / builders. Curtail tax developer incentives.
- incentives that encourage the building of smaller affordable "starter" homes. New larger homes are more profitable to build, but are out for the price range of new potential home owners!
- I'm not well versed in this subject to really know what to suggest, sorry.
- Note - scale didn't work in this survey so could not answer those questions. property tax exemptions but only if low income residents are truly prioritized for affordable housing
- Im really not sure but think the market should solve this more so than city government.
- Keep the design simple
- The city needs to stop this insanity. The only people making money are developers. Their impact fees do not cover police and also fund fire. YOU WILL TAX HOMEOWNERS OUT OF THEIR HOMES WHO GAINS?
- Free permits
- Why do we have to incentivize developers at all? If they can make money, they dont need any additional incentives.
- Everything but property tax exemptions in that list is pretty bad. The middle housing I'm seeing being built is hideous and provides almost no parking, which displaces the rest of us.
- Current new buildings in Tacoma for a 1 studio appt to rent is \$2700. How is that affordable? These buildings have balconies, green spaces, parking, dog parks, etc.
- Tax breaks ONLY for guaranteed low income housing.
- "Require a certain percentage of affordable units for all development OR give NO property tax exemption where there's no percentage of affordable units required
- "
- Incentivize current homeowners to make conversions so all development doesn't just go to developers! Low interest loans by the city for folks to develop their current homes.
- In #12, I am put-off by the word "developers." I'm ok with private property owners adding units or taller buildings but dont want professional developers to take over neighborhoods.

- Nothing. The rest of us go to work with no incentives. Why should developers be given incentives to do their job?
- None.
- None, their incentive is profit. They profit by sales and sales occur when people can afford housing because of good jobs. Jobs are more important than incentives.
- NONE!
- There are underutilized areas of Tacoma (think south end) for which new housing development would be relatively affordable
- Developers? Am I da developer if I create an ADU upstairs? This whole survey seems to ignore the small-scale gains from ADUs, DADUs, and possibly subdividing lots.
- “Affordable” and built without care of appearance or quality and constructed in haste means Tacoma will end up with buildings that look cheap and won’t last
- Get the speculative and high profit out of the housing market. Do not give developers anything. Subsidies should be based on need per indivisible or family. The previous question is too narrow & fixed
- The city should not give developers or investors that do not reside in our city anything. Subsidized housing for those in need and keep developers out of the picture.
- Developers are the reason housing is expensive. They have abused incentives such as tax exemptions and easy permits. They will make a profit or they would build. Give any breaks to the purchasers.
- Tax incentives along the major new transportation corridors
- I don't think the city should offer developers incentives as these reduce QOL for current residents and citizens. They especially should NOT be allowed to reduce onsite parking.
- Provide opportunities for development outside Tacoma in the neighboring areas by connecting them with other government agencies.
- Clean up the homeless situation and you will create a better Tacoma all over Tacoma. Downtown to southside! All of Tacoma is beautiful but not all of Tacoma is livable. Drugs, gangs, homeless
- Developers are already developing residences at the pace needed in Tacoma through 2050, per Tacoma's council's published reporting!! Providing NOTHING won't stop that. Nothing further is needed!!!
- Managed scholarship based housing for individuals/families with self sufficiency goals
- Why do they need incentives? If, as you say, building taller, larger and bigger buildings is less expensive, isn't it just a lot cheaper for developers to build condos, apartments, and townhomes?
- Stop incentivizing developers as city services cannot support the existing population.
- Why are you constantly offering developers incentives? They should pay their fair taxes just like the rest of us. Stop subsidizing rich developers. This list of bribes is disturbing- how corrupt
- None really. These developers do not care about the health of the people.
- Delayed payment on land until units are sold.
- Developers need no incentives, it leads to poor design, and is a race to the bottom
- Our city is on a massive come up, developers will want to build here regardless. We do not need them, they need our land. Focus on locals instead.
- Provide city land
- Provide assistance to individual homeowners with large :)

- Reduce minimum unit size
- Tax breaks for people willing to create section 8 and disability accessible housing
- Have the city buy land for affordable housing and work with nonprofit developers to build transit oriented development.
- Incentives must be tied to verifiable affordable housing that is in place for years to come. Judging by the amount of development underway in Tacoma, additional incentives do not seem to be needed.
- Don't. They will evade standards and permit barriers , overcrowd neighborhoods, and still not provide the affordable housing in order to maximize their profits.
- no
- The city should pursue preapproved designs city wide that developers can move forward with for instant approval. Any catalog should be updated periodically based on feedback or success metrics.
- Commitments to encourage and expand transit and neighborhood shopping in areas where developers are willing to commit to more units and affordable units.
- The current scheme imposes massive soft and hard costs on the developer. Those costs go directly to the price of new housing. Reduce the red tape to the bare minimum.
- Creative incentives for increasing density on smaller lots. We dont want to only have big apartment buildings. Smaller scale development allows neighborhoods to retain more of their character.
- The city should require, not incentivize, more affordable housing.
- None, developers make plenty of profit by hiring non-union workers.
- Tax exemptions do not work. Market solutions only favor the wealthy. We need to finance permanent housing trusts allowing people to buy and get the benefit of home ownership but not sold for profit.
- Benefits for using high quality, durable, environmentally conscious materials and equipment. Benefits for utilizing a diverse workforce during construction and design. No more white farm houses please
- Maybe create zones where only affordable housing projects can be. Maybe a cap on the number of new "luxury" properties that can be started in the city.
- N/A
- Vacant structures are assessed at a higher value than just the land value. After 5 years, vacant structure are acquired by the City/Tacoma Housing Authority and put to use.
- New developments are being subsidized by the current home owners taxes. What is being done to support seniors with fixed incomes in their desire to maintain homes that they have lived in for decades?
- Developers should be governed by the same rules and laws as are all taxpayers. Giving special incentives to housing developers is unfair to other Tacoma businesses and residents.
- Tax breaks for developers for quality standards in multilevel income housing options. More affordable condos so that people at the lower end of the income ladder can afford to buy and not just rent.
- None of those incentives (exceptions to the rules) are good. Why give all those incentives to the developers but never to individual home owners?
- Nothing. If developers can make a business case, then it makes sense. Forcing development that doesn't make sense only increases costs and hurts the city.

- NONE! NO MORE HANDOUTS OF TAX PAYER DOLLARS. This is a violation of city ethics. If the housing demand "truly" existings no incentives are needed. Demand more parks and greenspace
- Why give developers incentives so they can increase their profits. Developers DO NOT have a vested interest in the community. They are profit driven. Give new home owners the incentive to purchase.
- In Proctor, I am stunned how few units are affordable in the new buildings. The City should require that there be more affordable units in new construction in order to obtain a permit to build.
- None.
- Permit and planning to minimum. Hold them to all other standards but streamline development.
- Grants for more housing, tax exceptions,
- The price of housing in the PNW is enough for developers. Tired of Tacoma offering incentives. Tacoma should build infrastructure in places, like centers, to incentivize more housing.
- Nothing you will do will make that happen. The developers will find a way around that whether it is greasing some palms in the Old Boy Club or skirting around restrictions. They don't need incentive
- Enhance/expand nearby public transportation access at new housing locations.
- Pass legislation that would reform the Growth Management Act which has caused a great deal of the high costs of housing today.
- I am not convinced developers need or deserve ANY incentives. They make money regardless. Please do not weaken design standards.
- None of the above, quality standards are very important and should not be minimized for developer/builder profits/
- Whatever it is it should prevent a craze where neighborhood properties are snapped up & the largest, cheapest units built. Let's do this right, be a role model for others, and treat neighbors kindly.
- "Refer to the City's own ""Buildable Lands Report"" and structure major building incentives to developers to build out these non-performing tax revenue properties.
- "
- loan assistance for minority construction companies to build in Tacoma
- Do not do so. Remove existing multi-person buildings would be a start
- Thoughtful developers with beautiful plans that blend with neighborhoods & green space, that they follow through on without loop holes, should get priority to do their good work on other locations.
- Tax breaks for developing undeveloped lots.
- No incentives needed. Their greed is adequate. Emphasize maintaining current character and respecting homeowner's rights. Make sure added housing is really affordable, not pretend affordable.
- the conversation about incentivizing developers is disingenuous. For decades, developers have been taking advantage of tax deferrals while low income people were silenced.
- Whatever incentives are given should be in exchange for increased quality of the original build and for accurate parking needs assessments.
- For question 12 the city should never allow a reduction of required onsite parking
- ENCOURAGE BUILDING ON UNDEVELOPED LOTS (DOWNTOWN HAS A TON!)

- The city should not incentivize development. Developers are extracting money from our community. They must include parks, sidewalks, and infrastructure that enriches the lives of existing homeowners.
- The city should not incentivize developers.
- None of the developer hand outs listed above. Give the Benefits directly to the home owner/renter without telling the developers or builders.
- None of the above. The city needs to be the driver and require high standards of developers. You never improve Tacomas image if you do t e Lévy high and quality standards and materials.
- None I have paid property taxes for over 20 years why shouldn't a developer pay property taxes.
- "The only incentives that should be given to developers are those that encourage them to build in areas of our City that could provide affordable rents -such as in South Tacoma- not in the North End.
- None of the above answers to #12 are meaningful to me. Too many tax exemptions have been granted to no effect. Developers already have too much latitude to speculate with vacant land and blight.

Appendix E

Full, verbatim answers to Question 14: Share your housing story: Everyone has a housing story! Have you ever struggled to find or keep housing? What would be your ideal housing situation? Can you envision that here in Tacoma?

- Currently renting a 1 bed condo from mom for \$980. Couldn't imagine if I had to pay market rent in Tacoma. Paying market rate of \$1500 would greatly affect my day to day living. I make \$70k and it is becoming harder to live in Tacoma on single income
- My family and I chose to move to Tacoma from King County because the home prices were lower and offered more value. Ideal situation for us would be a safe urban environment with amenities or an ex-urban environment with amenities and walkability.
- I graduated college homeless. I mngd. to find a job in a res session & after living in marginal housing worked my way up thru rental units, I was able thru work exper. credit & savings to buy a fixer upper at 36 which I restored over a 25 yr period.
- I saved to purchase my home in a nice neighborhood. There is no "crisis" because other people want to live in my neighborhood but don't want to save to purchase a home. Prices are dropping, apartments are empty, market forces are not a crisis.
- Moved to a neighborhood w/houses & private space because that is important to me. Too many houses nearby have become Air BnBs that prevent real neighbors from owning a home. My kids cannot afford ANY of the new construction & prices are ridiculous
- I rented until I could afford to buy a house...like everyone else. This is a giveaway to builders being sold as a "crisis." This massive upzone should be on the ballot. What is the council afraid of?
- Not personally. Single family home. I've been a resident for 13 years, but I have considered moving to someplace that focuses more attention on being clean and safe than throwing up buildings with token affordable housing units to benefit developers

- When looking for my first apartment, I found roommates to share costs, which made my housing affordable. My amenities were based on what I could afford. When a roommate moved out, I worked extra hours to cover costs, cut back on spending, and even
- I want to buy a nice house in a safe neighborhood that consists of other single-family homes with good on-street and off-street parking. I want the design of the other houses to be similar to mine to preserve the character of the neighborhood.
- I started out by renting my first 3 places to live. I then bought each home in the neighborhood I could afford. I worked hard to save money and moved only when I could upgrade. I didn't need any incentives. Affordability is a misnomer!
- Students who are independent and in their 20s cannot afford housing
- City should be ashamed to present this survey. It is patently dishonest, designed to ensure a particular viewpoint, and prevents a defense of the current neighborhood. My ideal is the one I have, I spent my lifesavings to get, and city will destroy.
- We have lived in our house for 42 years and have seen many changes, some good,
- I would love help designing, building and financing an additional home on my property which has the space to allow it. I'd like to rent my existing home and build a taller home next door, with a view. Win-win.
- Like many, I believed in the American dream. I studied, worked hard and saved so that I could buy a home. It worked for me and can work for others. Capitalism brings prosperity (not Tacoma's socialism).
- I own a house in Tacoma and my concern is that larger apartments will be built on the street with not enough parking spaces, and our street will no longer have parking spaces for our visitors. Apts MUST provide parking, not everyone rides the bus!
- I understand what it is like to be priced out. I moved to Tacoma because the possibility of owning a home in Renton was very low. However! Maintaining the uniqueness of existing neighborhoods is important and make Tacoma unique!
- I'm 59 and have lived in/around Tacoma my entire life. It was my dream - since I was a child - to live near the water somehow. After working hard, I finally realized that dream by moving back within the city limits about 4 years ago.
- Housing has been a horrific pain these last few years, and a huge disadvantage stems from archaic zoning restrictions. I am happy this plan addresses this. In an ideal world, I would never need a car to get where I need to go.
- "I have friends who have been in one apartment for years but the monthly rent has dramatically increased and making it harder to stay in the place they have lived for years.
- Reduce property tax increases as that also makes it harder to stay home."
- Privileged to live in a nearly ideal housing situation, a fourplex that makes ownership possible with rental income. Only downside is location on a busy street. Don't limit denser housing opportunities to arterials!
- I've lived in a 740 square foot house and it was fine. We need to find ways to improve small houses-- excellent design for small footprints. I want to see cottages in a group of 5-6 individual units on two small city lots, etc.
- I bought my house in 1987

- I have lived here over 60 years. I have seen my neighborhoods turn from family communities to rentals and vacation rentals with people who totally disregard the neighborhood. This while property taxes skyrocketed. Not the city of my youth.
 - We have lived in our home for 48 years. We are living in our ideal housing situation. This project is not good for us. I resent those who can't afford a house, but who ride the public wave to change what is here. Our society will never be 100% owners
 - Yes. A home that helps me afford the mortgage with multiple rental opportunities through DADU, Adu, shared spaces.
 - i have been low income and housing insecure in tacoma my whole life despite working above minimum wage. i am afraid of being displaced from my community and have trauma from exploitative rental market benefiting from gentrification w/ rent increases.
 - Moved from SoCal, where purchasing is house is unattainable unless you make over \$300K / year and bought a home within 3 years with combined income of partner. Everyone should be able to purchase no matter what their income level.
 - "I bought a townhouse in Tacoma not realizing that the city doesn't care about home owners in Hilltop.
-
- City refuses to enforce parking, drug dealing, speeding crosswalk
-
- my neighborhood has a high walkability score it is in fact not because of this"
 - We are outside the norm, we have been in our house over forty years! Live in a mid century neighborhood. It is only the second house we bought. We can live on the first floor allowing us to put off the old folks home longer.
 - Tacoma originally attracted me, 20 yrs ago, w/ high quality historic homes, diversity, and affordability. I had no idea the multiplex low-rise apts. near my house were not allowed in Tacoma or many cities! I want a vibrant, thriving city.
 - I have been building my ability to buy a home over years. It was hard. I started in developing neighborhood and then bought up over years. I don't want my neighborhood destroyed but want more to be able to have the change to own. Balance is needed.
 - Housing always runs a scale -- high to low -- we need to focus on preserving our single family homes, rather than bulldozing them for apartments. Less private homes just raises the cost of homes -- simple supply demand!
 - I live in a historic duplex that could be a triplex but I can not do so under the current code. I am excited to create a legal triplex under HIT-my lot becomes small MF. I would like to build more units off my alley but funding? and historic review?
 - I'm an Urban planner who bought a house in 2008. So I'm lucky I own. My neighborhood has lost all its trees in the 10+ years have lived here. It is now HOT and it makes me cry that City doesn't seem to care about climate change. Pls protect trees
 - I am so tired of seeing all the new houses in my area, with the bedrooms and bathrooms my family needs, are houses that are white with black trim. It really sucks seeing the same house design on every corner. Please make the builder change design.

- I lived in a trailer as a child with teenage parents who divorced. I worked hard to buy a home in Tacoma. Living in this area is not an entitlement. Renters do not take care of properties. It's not their priority and properties deteriorate.
- I work for a company out of Portland Oregon. We work with multifamily builders and they started building large apartment buildings with no off street parking. Their neighbors sued, and that's what will happen here. The streets already are crowded.
- I am a recent arrival to Tacoma. I was transient for 7 months given the frenzied housing market. I saw lots of homes I couldn't afford that with city investment could have been made into nice multi-family units that preserve neighborhood character.
- Housing for seniors and/or people with disabilities needed by transit routes, safety lighting at night, etc. The Proctor neighborhood is a good example of what would be close to ideal housing with single story homes for single families.
- We bought what we could afford and have kept that house up ever since. Our situation is about ideal, and we did find it in Tacoma. We like our neighborhood as it is, and find the high rises to be inimical to the quality of life here.
- Keep the character of my neighborhood. If you want affordable housing provide a land trust and manage affordable housing. Greedy developers all want areas like the north end. Build in the south end.
- My wife and I moved to Tacoma's Stadium District in 2015 from Seabeck in Kitsap County. We bought a home built in 1907 after looking all over greater Seattle. Tacoma has an asset in the Historic North slope that can't be replicated. Be careful.
- Every time I've struggled with housing it's been because of a greedy landlord — and every time a landlord has felt free to be greedy, it's been because there hasn't been enough housing in the area, driving prices and demand up.
- I bought my current home 20 years ago and purchased my first home in Tacoma in my 20s. I don't believe my adult sons will have the same opportunity for home ownership in Tacoma.
- I'm worried about being able to afford my house in the future with the rising property taxes.
- As an immigrant, I never struggled but had to drive up to 4 hrs a day to reach my job. After attending UW for a master's degree, I was only able to afford a home in Pierce County. South and East King County have been out of reach.
- When I 1st tried to buy with my husband the bank didn't want to give me a VA loan when I showed up so I reported this to VA. I don't believe redlining is happening now but think the city tries to hard to make low cost housing available at my expense
- Many more townhomes with garages or off-street parking closer to walking distance (1 mile or less) of business districts and community centers/parks. Ensure ADA sidewalk connection to transit and bike facilities.
- We bought our home in 2017 but couldn't afford it at its current value. It's small but works for our family of 3. We love our yard and hope to convert our shed to an ADU for aging parents. We wish there were more/better sidewalks in the neighborhood.
- Owning my own home gave me freedom to make life choices. Through refinance and HELOCs I was able to absorb the cost of a divorce/custody, open a business, and develop an ADU in my basement. Our solutions must help others obtain similar freedom

- My neighbor bought the lot next door to build a new house on the front end of it, but the city is asking for \$25k just for the permit.. If we are in a housing crisis than why does it cost an average person \$25k just to permit the build?
- My ideal housing situation would be for all policy makers to press harder on developers to make housing deeply affordable and focus on the populations making 50% AMI and below.
- My adult daughter who is disabled cannot afford housing in Tacoma even with my financial support. People with no or extremely low income cannot afford the subsidized housing because they do not make enough money! There is min income requirement.
- My concern is we sprint to build housing, but sacrifice infrastructure and livability in the process. Then it might be more affordable, but not a place we want to live or where businesses would want to locate.
- I am currently struggling to find a rental unit for my mother who is a senior that is within walking distance of my house in North Tacoma to better help with childcare. Our neighborhood is nearly 100% single family housing.
- I routinely compare housing supply in Spokane to Tacoma. Take a look!
- I live in my ideal housing situation in the ideal neighborhood because I make good financial decisions, and have my priorities in line to make housing a priority.
- Fortunately, I have a good housing story. I have enough money to afford the housing I desire.
- We moved to Tacoma from out of state and saved to buy our first family home. We had no idea how much homelessness and trash and crime we would find here. Our south end neighbors lookout for each other but it seems like the city is against us.
- I currently rent a 2 bedroom, 1 bath apartment in a bad neighborhood. I would love to buy a house for my kids in a better neighborhood so I don't have to worry about druggies camping outside and leaving their drug paraphernalia out and shootings.
- I'm worried about how my kids will afford to buy a home someday.
- I looked for a home to purchase for 2 years before finally finding one I could afford that wasn't a dump. Less than a year later I would have already been unable to afford this house again. I got really lucky.
- This survey is complete bullshit. It is not well-designed to gather a range of opinions, but as a "push survey" to provide the Planning Dept with contrived support for this dubious and corrupt program.
- I am a right-to-counsel attorney preventing evictions. The main problem is the number of people whose income is not sufficient to pay rent. The city should step in to fund housing for people with lower income.
- We purchased our small house in 2020 and if we would've waited much longer we would've been priced out of the market. We've looked at co-housing groups and they are too expensive as well.
- my inlaws bought in a cheap area of town at the time.Simple,well built complex of 40 homes - semi detached.1500 sq feet 3 bed 2 bath, single garage. very small back yard. open area in center for play/gathering. appealed to young families and retirees
- Affordable housing that is bigger than a bread box. Living above a grocery store in a community with a high walking score with plenty of greenery. Free community transit with more routes and better schedules.
- I am from Tacoma's low income neighborhoods. For me and many other young people, the idea of buying a home here seems impossible. My dream would be to someday own a modest size house with a small fenced yard in Tacoma.

- I live in South Tacoma. I love my neighborhood but never take advantage of public transportation because none of the routes near me are useful to me. More north-south routes would connect my neighborhood to the greater Tacoma community
- We moved to Tacoma to buy this house, which IS our ideal situation, what we worked hard for. I never thought I'd own a home. I was beholden to landlords. So far it doesn't seem that Tacoma cares to take care of its legacy.
- Currently trying find multi-generational housing in Tacoma and it cost is crazy. Living in NET since '03 and glad we got in before the market blew up.
- I bought in Central because I could not afford Proctor or Stadium. I can walk to 6th Ave restaurants and shops, love that. Also walk to a park. But neighboring houses have junk piled in their yards, vehicles on the curb that are inoperable, etc
- we see unhoused people everyday. they are nice and just trying to survive.. housing prices keep going up, we hear on the radio that landlords are using software that links in to an algorithm to everyone can fix their price.. it is wack
- Housing in Tacoma is dictated by the crime. Affordable housing exist in commercial spaces and/or in high crime areas. Safe areas, like Proctor and Ruston, can demand high priced housing rather.
- The city should not allow wealthy non-owners to come into Pierce County and purchase for rental purposes (esp. near UPS) that increase rental rates & let the buildings go into disrepair.
- Born and raised in Tacoma 3rd gen. When we finally bought a house in the south end in 06 we paid more than we should have. However we are here tow stay. Didn't see then city going where it has. Leadership, criminality and lack of maintance. Ridiculous
- Ideal would be a rowhouse in a walkable neighborhood near transit with frequent stops.
- The only reason I am able to own a home is because of a settlement from a car crash. Otherwise nasty credit issues were keeping my partner and I from owning a home.
- Was in a single family home then a town home with shared walls, then an apartment with shared walls and finally after a while of searching was able to by my own home. I prefer the single family home I like neighbors but don't want to hear them.
- Moved to Tacoma because I got priced out of previous location. Managed to buy a house in 2019 before inventory plummeted
- I would like to not have had to have dual income and no kids, making a combined 240k to afford a fixer upper. I am in my ideal living situation, a house with a pretty yard in north Tacoma near a bus line.
- This is an important project—I hope it's equitable. I had a challenging time finding housing last year as a renter and I am a privileged middle class individual. I cannot imagine having this barrier for low-income folks, people with children, etc.
- I'm a senior who would like to shed the maintenance and expense of a single-family home. But my old house is paid for. Current rents or condo prices are not affordable on a fixed income, even considering \$\$ from sale of the current home.
- I'm paying \$1k/month for a 425-square-foot mini-apartment on the edge of the North Slope/Stadium District. I'd love a larger place, but I can't afford it unless I move to the corner of Fentanyl Way and Methamphetamine Ave. No thanks.
- As these middle housing changes are made, transportation and other infrastructure needs to keep pace. I would love to see more mixed housing and better transportation options to support that type of housing.

- I was raised in a trailer, lived in college dorms for 3 years, a boarding house for 4 years, apartments for 5 years, and SF houses for 28 years. Housing needs change over lifetime. Council should ensure a wide range of housing types in each 'hood.
- My ideal housing situation is a single family home with plenty of yard space, mature vegetation, kids playing, neighbors walking their dogs, limited traffic.
- "We bought this house with the single family zoning and it was not easy 25 years ago. I see so much land elsewhere. You can give tax breaks to corporate developers what has never been offered to us elsewhere.
- "
- We like it here in the City of Destiny and have lived here for 20 years!
- "I was looking for a home in Tacoma and was able to find one that was affordable and met my needs. I believe there are not enough ""starter type"" homes anymore because most new homes are too large and outside the budget of young families
- "
- We had to move here bc Seattle became unaffordable. I hope this truly benefits low income people unlike the new developments in Seattle that cost as much as a house here. Keep user affordability center.
- I am one of the lucky people who can live in the North End and only spend a fourth of my income on rent. I got very lucky though in finding a nice place to rent from a local homeowner who is also my neighbor. Many people are not so lucky.
- Housing is expensive here; the city prioritizes retaining the feel of wealthier neighborhoods over lower income including concentrating homeless encampment and services in lower income neighborhoods which makes owning a home in Tacoma undesirable.
- Family struggled post 2008 to find housing but were able to get a place in West Tacoma. They were looking for a place with 2 br while being able to be afforded by 2 lower middle class nurses. We need to remember that demographic as well as individual
- I moved from the PNW to Philadelphia, and was surprised at how well the dense urban core worked! Now that I'm back in the PNW, I miss the density.
- I have rented in Tacoma for 12 years and I bought my first home last year in the North Tacoma area. Hard work got me here, I picked this neighborhood for a reason. Don't continue to ruin this city. We need people to clean the streets. More shelters.
- Most of the homes on our street are single family, 1- or 2-stories. We have dreams of expanding our house and potentially remodeling our garage to include an ADU above. All of this requires greater home equity for us to feel comfortable refinancing.
- I co-own my current home with my partner. We sold two separate homes and moved to townhouse but found it undesirable due to unrealistic expectations of our neighbors on community issues. So moved to current home. Your word limit doesn't allow more.
- I was a college and graduate student; and then an early career and newlywedded person. Housing was my major expense then: often consuming more than half my income. I dreamed of housing near employment or transit at a price commensurate with income.
- I thankfully have not struggled to keep housing. I have struggled seeing neighbors in the surrounding blocks cut down all their NATIVE trees for seemingly no reason, only to replace them with generic plants that don't respect the land we live on.

- I'm already living it! We bought a house here 27 years ago. The house was built in 1946 and we love it. It's close to everything we need such as medical care, shopping, and my part time job.
- The increase in prices over the past decade plus are completely insane. The city needs to swing for the fences, half-measures will not get us there.
- Our landlord of the time told us we had to move as he was working with developers to sub-divide the property. We were fortunate to find and purchase our home but given that experience, giving developers incentives, is not what I envision a city doing
- One level home individually space no elevators brake high ceiling with vents air wide doors wheel chair access
- I currently live in a fourplex in downtown Tacoma and love it. While it is nestled between townhomes and apartment complexes, it offers a great sense of community, privacy landscaping and is affordable. My next home will be a DADU in central Tacoma.
- Purchased my home in 1991. During the financial crisis of 2008 I lost my income and almost lost my home. But I fought for it and the mortgage company did a modification after several attempts on my own with no success until I hired an attorney.
- A city with an actual plan to enforce laws that all these high payed pencil pushers come up with .
- no, I have always found housing. Living in a single family home with a yard and a garden.
- I got to live my ideal situation in Tacoma years ago in 2012: I worked in a parking garage at the Grp Health clinic (now KPWA) and lived in a studio apt (\$500/mo) on the southeast corner of Wright park. Was able to walk to work and shopping. Loved!
- "We looked for months before we found a home we could afford.
- Ideally, our next home will be a newer, single story dwelling needing fewer repairs than our current mid-century house.
- I do NOT envision finding that in Tacoma."
- I struggled to buy a house. I worked for a quarter of a century. I had to live through rampant inflation, little work, delayed education, and mile long gas lines. I was patient. All things function with longitudinal cycles.
- I have a single family home. I worked my whole life to purchase and maintain my home. I pay taxes to keep our city great. I like Tacoma as it is. Please remember that not every resident thinks forcing high-density housing is a good idea.
- I'm A retired 70 year old woman. I need a good apartment that I can afford on a limited income. One that doesn't make me feel like I'm living in a slum. An apartment that I feel good about living in. And has all the amenities for a happy life
- I lived in Stadium district for awhile and was pushed out by the large apt building which pushed prices up along w/ a severe lack of parking. I love the neighborhood, but it's being marketed towards richer people now bcs it has so many amenities.
- I would like to live in an apartment in the Proctor neighborhood. But there are only few apartment buildings there and they are extremely expensive right now, such as Proctor Station and the Madison25. It needs more apartments and townhomes
- 115 year old remodeled craftsman farmhouse style. ADA Compliant with elevator, so that it can remain our forever home. We're in our 70's now. This is a beautiful and historic neighborhood with lots of 100+ year old tree here.

- I was drawn to the charm and affordability of Proctor, same with tons of other people. I'm not opposed to density, but that Post Office complex is horrific. Enforce design standards, fix roads and sidewalks, and no 5-story building next to a house.
- No more tiny shed communities for homeless people near thriving neighborhoods. One was developed near Wilson High School and shortly after there was a major uptick in homeless people in Proctor; causing major disturbances to businesses and patrons.
- I would like to have a community with walkable access to shopping, medical care and recreation center (gym).
- I have the ideal housing situation in a condo in Tacoma.
- My ideal housing situation? I already have it and want to preserve it. But the city will allow developers to do what the heck they want to do no matter what the established owners/tax payers say is important to their neighborhood
- Tacoma is a wonderful, but having the mall so far away from the thriving neighborhoods and downtown has always been... Stupid! We should be more like Portland, OR, where the downtown area is the center for surrounding neighborhoods, and centralized.
- I wish to live with family and my "rent" to go towards a home for people I love and care about. I am in an old ADU adjacent to my brother's property, but old standards are poor and quality of living could be better (no insulation in either building)
- Well-designed family homes in a walkable neighborhood with sidewalks, trees and natural areas for wildlife.
- I got a city loan in 1980 to rehab an 1893 house on the edge of the Hilltop neighborhood. There are many good houses in places like that, that with financial support could be brought into mainstream home ownership. More long term owners = less crime,
- My family recently moved here from the Midwest and found it very hard to find a rental. We eventually found a good option but struggle to know when we will be able to afford a home in 3-5 years.
- As I get older, I would love to rent in my neighborhood but there are not many rental units nearby that are affordable. I am afraid that I will need to leave Tacoma when I retire.
- In Seattle I lived with a rodent infestation & I was on Section 8 & my case worker said if I move I'll lose my housing. The mgr. didn't fix the problem & my furniture was ruined & I was forced to stay out my lease. Cleanliness & integrity is import
- I own a 950 sq ft home. It is a rarity these days. It has a fenced yard, garden, is close to restaurants, coffee groceries and more. Think across many types of density. Not all types of homes belong in every neighborhood.
- I am a home owner now, but I have struggled to find and keep affordable rentals in tacoma. My ideal situation would include multigenerational cohousing in a cottage style setting.
- I'm a renter. I have struggled to pay rent in the past, and finding a new place to live amplifies that with deposits, last month requirements, etc. We are considering buying a house and everything is out of our budget. I make 90,000 a year. Help!
- "i have worked extremely hard to get where I am, and to live in the neighborhood I felt safest in. It is SO unfair of the city to think they can come in and build low income housing into our already established neighborhoods. STOP THIS NOW....
- "
- "Low cost nice housing for older

- And disable people and women with children
- Men need to get off their ass and work like I have all my life"
- I previously lived in a mixed housing neighborhood north of Seattle (in a house). Too crowded, no parking, unsafe with the number of people coming/going. This is why I moved to north Tacoma - to buy a nice home in a nice quiet neighborhood.
- I struggled for a while to find my apartment because, at the time, rents were above \$1200/month. I had to wait for an apartment with a rent below that to become available before I could move out of my parents' home.
- I've been blessed with good housing my entire life. My heart hurts for the homeless and hope we can find solutions that help address those challenges.
- I was fortunate enough to buy a house during the bidding wars at the end of 2021. I have an extra spare bedroom and most of my friends would love the option to rent it because housing is so unaffordable right now. Love what you all are doing!
- We need to preserve our buildings and homes + maintain and grow diverse housing options such as single homes for rent/purchase, duplexes, triplexes, quadplexes, mother-in-law-structures, apartments, condos, and where it makes sense, new housing dev.
- Couch surfing, renting, owning modest home. Integration of new housing into existing neighborhoods in a way that enhances walkability, tree canopy. Don't destroy the great neighborhoods we have - improve them all.
- "I believe Tacoma housing authority should work to match up roommates. Mentally ill should be in facilities to properly care, more police to enforce laws, less housing by Tacoma Mall/S Tacoma Way as it's oversaturated and make homeless camps illegal
- "
- I liked this area because of the dense trees and beautiful older homes. I liked the smaller scale town and amenities. Its distressing to see huge high rises abut smaller older homes.
- Nice neighborhoods, parking, safety
- I believe the downtown core should be revitalized and built up like a real city (think downtown NYC) but that the parts outside of that should remain suburban, mostly single family homes.
- Adequate neighborhood parking, green space, sidewalks and lighting (ours neighborhood has neither), space between units so people aren't jammed in on each other, encourage businesses to develop in neighborhoods.
- One week before I and my family were about to become homeless, I found a lease to own home, applied and qualified. Today I own this home. Lease to own saved us and I believe it can help others too.
- We live in our almost ideal housing situation. After many years of home ownership, we currently rent. Our unit is high quality, well maintained, and affordable for us. We meet daily needs on foot. We would be open to a condo if that were available.
- I am new to Tacoma and realize that I am part of the gentrification of the stadium neighborhood. I am pleased with my apartment which is a 5 story newer residential apartment building.
- My ideal housing situation is a nice family home where kids can grow up in stability and safety. We are lucky to have attained that and I want more people to have that opportunity.

- We bought our house in September of 2021 and feel very fortunate. The only way we were able to afford a house in the neighborhood we wanted was due to my husband's VA loan. Would love to see more mixed income development as well.
- In the last decade rental prices have risen dramatically, making it hard to find suitable housing for our family at a price that worked for our budget. Let's make Tacoma a place where safe, accessible, affordable housing is available for all.
- I struggled as a single parent to find affordable housing or to buy a home. Because I worked I did not qualify for assistance nor was I able to secure a Habitat for Humanity type program. It was a long time before I could save enough to buy a home.
- When I purchased my home in 2012 my taxes were \$2792, now they are \$5025. You are driving people out of Tacoma while you claim to be making it more affordable. The county tax assessor should be fired, you people are hiding the real problems - you!
- I've lived here my whole life and worked hard to buy a home in a nice single family neighborhood. I would resent my neighbor tearing down their house to build a tall multi-family unit next to my home. Privacy is important.
- Ideal housing situation for me at this point in my life would be cottage housing, with some shared amenities, lots of green space, a place to garden, and neighbors close by.
- We are first time home owners, living in Tacoma by Titlow beach park. We love our home and neighborhood and want to keep the feeling of knowing our neighbors and feeling safe to walk around with our dogs.
- Right now the new housing regardless of the size is scattered and not integrated. The city needs to develop new large scale communities in the city that provide the environment and density for apartment living.
- I have been unhoused twice in the city of Tacoma, each time with my young children. Finding affordable apartments near work/school was difficult and for many years we used public transit for over an hour one way to bus to and from each day.
- I love my neighborhood. I can walk to restaurants, grocery stores, and a post office. A pocket park is within 1 mile. I wish the city would pave the alley and control the stormwater in the alley behind my home.
- "I was lucky enough to be 30 in 2003 when housing was affordable just about everywhere in Tacoma. I am also married so have two incomes to support our mortgage.
- I would love 30 year olds to be able to afford to live in my neighborhood now! "
- Bought a home on the south side and watched my neighbor who lived in her house for 12 years be priced out of her home when her landlord sold to a flipper. My other next door neighbor ran a drug house for over two years.
- "As a public servant, I was fortunate to participate in the "Good Neighbor Next Door" program and was able to acquire a home for a major discount from the H.U.D inventory in Tacoma.
- My hope is there are more programs like that available to folks. "
- I have an enormous amount of lived experience with poverty and incarceration. At 45 I have finally been able to get a degree, find a job, and buy my first home! I would love to be able to add to my property and offer someone else an opportunity!

- Myself and everyone I know has been a paycheck away from homelessness. When I was looking for housing, my salary didn't qualify for most places and I made too much for low-income housing. Our wages do not keep up with living costs.
- I rent an apartment in downtown Tacoma right now. Someone drove up and used a power saw to cut through the fencing near my bedroom window this week, perhaps to gain access to the parked cars in the garage nearby.
- Have always had choices.
- As a single mom, I would like to be able to purchase a townhome.
- Rentals are very expensive in the City. When I wanted to move to Tacoma in 2020, I was looking for rentals and the rates were astronomical and disproportionate for what you get to rent. It ended up making more sense for me to buy and invest.
- I'm lucky I bought many many years ago. I feel sorry for anyone trying to purchase in 2023. While affordable housing is one answer, banking regulations are more likely to fix the current issues.
- More conversion of SFR's to duplexes & triplexes, addition of ADU's, and less emphasis on large multiplexes such as the monstrosity across from the Proctor post office. Avoid repeating the mistakes of a century ago, poor mixing of SFR & apartments.
- My ideal situation is to stay in the neighborhood where I live, whether that means staying in my single family home or moving to a neighborhood apartment where I can continue to thrive on foot or by bus.
- I live in a large home on the West Slope of Tacoma. Large lot, grown kids so we have ample room to consider having an ADU; however, our neighborhood covenants don't allow it. Our lot is even large enough to possibly build another unit. Would like to.
- Housing could be more affordable if property taxes did not continue to escalate yearly. Maximum density does not make a content or prosperous city.
- I moved from North Tacoma to South Tacoma recently. I was able to sell my house in North Tacoma and pay off a house in South Tacoma.
- I have a home in Tacoma that is beyond anything I dreamed of. I hope I will be able to retain it when I retire. My fear is that taxes will continue to increase and force me to sell for a high rise. I love the neighborhood and walk as much as I can
- "My ideal home would be single family on a private lot with parking. In a neighborhood of single family homes.
- "
- For myself, I want to build a small energy efficient, concrete, nearly fireproof, single family one bedroom structure for less than \$300,000 with a mortgage of less than 3.5%. With room for a productive garden. At present a pipe dream.
- I am 72, live in a so-called senior housing but I see a lot of 30-40 somethings getting out of their cars. The noise is unbearable, I have not used my bedroom for two years. Can't wander the streets looking for parking elsewhere. Wickshire West: No
- I've been lucky finding housing. Currently, I live in a post-war small single family home. Lived in many different apartments for 16 years; small condo for 17 years. Ideal housing is a condo in a tower downtown, I can envision.
- Instead of focusing on new buildings we should be focused on affordable fair housing for all. Stop letting management company's charge for utilities they can't properly monitor. No one should have a \$100-\$500 rent increase!

- Without a property tax reduction and property value freeze for senior people, I would be unable to stay in my house now and don't know where I would live. Ideally as I age there'll be accessible affordable apartments I can move to in my neighborhood
- I had help with closing costs on my house from my employer when I moved here to take a job. No one gets anywhere without help. No one.
- No
- Born and raised here. Currently renting and scared I won't be able to afford a house. Can't find anything for under 2000 for a house. Even in sketchy places like east Tacoma
- I've been fortunate to be well employed and to have made good financial choices so I've never been housing insecure. I have a degree from WSU (1981) in Housing & Urban Development and desire European village style development to reduce use of cars
- The ideal housing story looks like Brooklyn, where one can live without a car; all services are within easy reach by foot. If one wants to leave one's neighborhood multiple transit options are available. I have little hope, only housing, not holistic.
- Now that my home is 40 some years old, The amount of work needed to keep it livable is quickly approaching the cost of tearing it down and building fresh. There should be more effort to future-proof home construction.
- "I work in zoning and land use. I can envision an exciting future of diverse, tasteful and connected housing options. It's very hard to find affordable rentals we need to be aggressive in our AMI % and % of units allocated. Focus on walk ability.
- "
- I would like to live somewhere where my kids and I can walk more. It is very hard to walk here, crossing arterials is dangerous. There are major accidents at an intersection near our house almost 2X/month. Speed limit lowering is nice, not enough tho.
- Housing requires upkeep in order that the neighborhood remain desirable. Individual owners desire programs and a proper forum, channels to access that would assist them in achieving their goals.
- Home we purchased here was for 3x the cost in 2017. Ideal situation is more attached rowhouses with *small* yard and walkability to mixed retail/residential space and frequent transit service (every 15 minutes) to other parts of our connected city
- "I am participating in this survey because I have family that struggle with paying rent or can't buy their first home, even in a two income household. That is just not right.
- Ideal housing for my family members - option to rent-to-own."
- As a landlord, I've had to raise rents to accommodate government generated fees and hurdles. My rentals are very well kept, and no one benefits from excessive rules, regulations and fees.
- Since moving here, the homeless problem has spilled into once safe and clean neighborhoods and really stained the beauty and value of Tacoma. While middle housing is much needed, it won't address most homeless issues.
- "renting requires the privilege of TIME, MONEY + MORE
- TIME: to search, apply, visit + sign. many of these happen during work hours + have deadlines
- MONEY: application fees, time off-work, initial deposit + rent
- MORE: internet, transport (even if the housing is nearby, where you sign the lease may not be), small pool of affordable spots, competition, small # of spaces for solo renters, stressful!"

- Both my partner and I have good jobs and collectively make over 100k a year but we can't afford a mortgage because prices have doubled in the last decade or so. Prices are ridiculous. It's not fair for people that have been born and raised here to not be able to own a home.
- Had a house became disabled and couldn't live in a place without ADA accommodations and couldn't drive so access to public Paratransit necessary moved to affordable Assisted Living facility in area served by Pierce Transit shuttle perfect had to move again to new facility access to shuttle but no longer because of cuts to public transit and location of facility not close enough for other options:(
- As a single mom, the stress of being able to find housing is overwhelming. While I had a good income and did not worry about the cost of housing, the amount of work to find something that fit our needs was difficult and took a lot of time.
- Downtown Detroit and St. Louis are very affordable. Don't make Tacoma more affordable by destroying what made it desirable in the first place. Housing will become much cheaper and more plentiful if city leadership doesn't focus on public safety and infrastructure.
- My only issue with housing has been noise. I would rather live on a deserted island eating only bananas if it meant getting away from boom boxes, barking dogs and screaming children.
- I work for a housing nonprofit in Lakewood. Over the last two years we've been processing Covid rent relief. Some of the biggest problems we've seen is the complete lack of affordability, as well as a lack of laws addressing rent increases, late fees, and standard barriers to housing such as an eviction or criminal conviction on file, no funds for deposits, no pets, etc.
- I'm thinking of my parents struggle to find a home they can downsize to, that's near walkable amenities, and isn't a 3 story townhouse. There's a real limit on single story, dense housing for homeownership.
- My husband and I bought our first home in 2009. We still live in that home in Tacoma's West End. We've watched 4 new apartment buildings go up along 6th Ave in the last couple of years and think it's a great thing that more people can enjoy our neighborhood. We haven't struggled to keep housing, but have seen our clients struggle to afford to buy as prices increase.
- My wife and I struggled a lot when we were young to find appropriate housing. We worked hard and saved to be able to purchase our first house. Now 50 years later we are in an ideal housing situation in Tacoma. We live in a 100+ year old home, that we have worked on for a long time to fix up, with a lot with mature trees and native landscaping that we have planted.
- "When I got out of the military , I got a job , found then bought a house. I learned to maintain it and help my neighbors as much as possible . I maintain the sidewalk on my side of the street from corner to corner , 2 blocks long. Myself and the neighbors collaborate on taking care of those in the neighborhood who are unable to themselves for whatever reason .
- "
- I bought a tiny house in south Tacoma when I was 24 and was broke all the time and worked three jobs. 10 years later I was able to buy in a nice, walkable, safe place with sidewalks and parks.
- Approached by a developer that wants to buy our elderly father's home, we refused, developer damaged our property to try and force a sale. This developer has done this to multiple Tacoma property owners. Make property damage crimes that fall between small claims and major claims easier to resolve and report predatory developer practices, transparency with planning on investigations of developers.

- I personally prefer to live in a 3 bedroom 3.5 bathroom house with a yard but I also see a benefit to nice condos.
- I want to own a home, but do not even consider it remotely possible in the near future. The biggest wealth gap in Puget Sound is between homeowners and non-homeowners.
- I moved here in Tacoma 3 years ago for work and have come to love the place, people, weather and sea. I would like to retire here. I have put off buying due to much movement throughout the US. Now I want to buy with a good income but prices are just out of my reach. Now its time to retire soon and I'm afraid of being unhoused. I work with the public so I'm aware of the situation here for housing
- We've owned a modest house for 24 years. We bought a home within our means, have remained in it this entire time. Paying our mortgage each month was a top priority for us. We did not upgrade extensively as we lived within our budget. We consciously never "upgraded" to a bigger, more expensive home. Refrain from buying other expensive items so we can afford our home. Teach our children to do same.
- We bought our home in 2008 on Tacoma's Eastside; it had good freeway access, the right number of bedrooms and was in our price range. When the housing market crashed we nearly lost our home, but we're thankfully able to keep it with the help of a housing program. We continue to stay in part because it's too costly to look for a new home, but mostly because we've made this home into what we wanted.
- We own a 1400 sq ft house in Central Tacoma that we bought in December 2016 and were unable to move into a larger house for our growing family this past summer due to the rising prices and interest rates. Our house is 3 bedrooms, but we now need a 4th (or another space) for my home office since I now work from home. I don't know if we can afford that any time soon in the areas of Tacoma we prefer.
- We are one of the lucky ones. Found something at our price-point from a person who needed to sell quickly. We got more house than we thought we could afford. We were able to rent a small house at an affordable rate (1,000ft² @ \$1900/mnth) and save money for a down payment on a house more than double the size. So single-family rentals can work.
- Naturally, but my concern lies with foster children who age out with no resources. To break the cycle, "beginner" apartments should be available for period time (2.9 years ?) To develop first, last, dep; rental history, class completion etc. Some 50 to 100 studio units.
- I moved to Tacoma in 2020 because I wanted to buy a house but couldn't afford to live where I was renting (West Seattle). With house prices the way they are now though, I wouldn't be able to afford my house today. I love my home and neighborhood (the South End), but I wish there were more street trees, buried power lines, and traffic circles to reduce car speeds on these straight streets.
- I still cannot afford independent housing, despite having a full time job. Another barrier is that landlords can and do refuse rentals to those with criminal backgrounds. Until we stop both of these injustices, housing cannot be a reality to those who most desperately need it in Tacoma.
- I bought my home in the North End specifically because we did not want to live around apartments. The north end is beautiful and perfect as it is. There are plenty of places in the city that need this kind of expansion. If I wanted to live in a cigarette butt broken glass hellhole I would have moved by the mall, which if you go look at the "mid scale" built there is exactly what it is.

- I am a college educated professional who makes working class money, too much for housing assistance but too little to afford current mortgage rates. I have two daughters they want a yard and rooms of their own. We are sick of apartment living and are beyond frustrated as to what to do.
- I love our home in Tacoma. It is in the north Slope district. There is diversity in our neighborhood and various types of housing, from single family, to multi-plexes to apt complexes. Some of the old growth trees still remain here. We can walk to medical facilities, stores, restaurants and parks. Our streets are quite pot-holed, but doable.
- I am a single mom. I started off in an apartment and then rented a house that was very affordable. I then saved up so I could purchase my own home and have now been a home owner for over 10 years. You can build as many homes, multiplexes, etc. as you see fit, but if don't deal with the increase in crime (which is more than just homelessness) you are not doing any tax payers any favors.
- I am torn. I feel excited that Tacoma is attracting my friends to move here as it grows, but I can also see the displacement that is already occurring and the increasing greed as more people rush to make "passive" income as landlords, raising prices and reducing options for the rest of us. My ideal would be making room for growth without encouraging higher rents, displacement, and homelessness.
- Considering our crime volume, we need gated communities. We would like a cleaner, more attractive city, with code enforcement. We need to feel safe walking down sidewalks and crossing streets. Lot size 75' by 125'. Trees lining streets
- I've lived many places; Chicago, small towns, apartments, condos, single houses. I've always been able to find a place to live - I just adjust my expectations and then make the best of it. The single most important thing for building new housing is that they plan for additional parking. Eg: Proctor is getting more multi-units but no more additional parking. The Farmer's Market is already hard to
- Tacoma homeowners since 2006. Affordability was our top priority when looking for our home. Then in 2008 we almost lost it because we lost income and struggled with payments. We are living our ideal, but many are finding it hard to make a home near their work. We envision a city that can meet the diverse economic needs of its residents and doesn't force people elsewhere.
- "We should spend what we can afford, not expect government to turn expensive neighborhoods into cheap housing. When I rented, I only ever rented studios apartments. I did not feel entitled to have a house I could not afford.
- My ideal housing situation is street parking not allowed, police patrolling neighborhoods, and current Tacomans' property values respected."
- "On a fixed/low income we can't find affordable housing, and we can barely pay rent. Even working full time we could never own anything.
- Our ideal housing is owning our home city, completely accessible for the disabled, surrounded by nature, and close to amenities. To afford it and live comfortably while working full time.
- We can envision it in Tacoma, and it's the only place we want to live."
- Trying to find somewhat affordable housing has always been difficult. I get priced out of my apartment every year. Each time I move I find new application fees, rents higher than advertised, no utilities included, etc. that make the place I thought was affordable, unaffordable. I do appreciate the steps Tacoma is making to create more affordable housing with the community in mind.
- "Revitalize downtown shopping and entertainment.
- Keep the drug/alcohol treatment away from historic stable neighborhoods.

- Include infrastructure tax in development fees so we don't end up like Seattle."
- I struggled to purchase my first home in Tacoma over 30 years ago. But I rented in a "less desirable" neighborhood, while I saved for a down payment. I finally purchased a small, beat-up starter home again in a less desirable neighborhood. Eventually I was able to purchase in a nicer neighborhood that I like (Proctor area). Have expectations changed more than options?
- I've lived in the same apartment (The Henry) for three years. I love the building, the access to Pac Ave, and plenty of running/walking routes in the area. However my rent has gone up \$393 over the last three years and if not for my fiancé moving in then I would likely have had to move. As it is, we are a teacher and a social worker and can't imagine ever affording a home of our own in Tacoma.
- "In the early 1980's we were unable to be fully employed. We had 3 and sometimes 4 to a one bedroom apartment. To this day I still don't have a dishwasher. I live in a very old expensive historical home, that is not updated. We bought when it was a transitional, bad neighborhood. Our current housepayment is only 750\$ plus Taxes. I am a fully employed medical provider, I could not buy now.
- . "
- I finally am in a place that I can see ownership in my future. Cost of housing and interest with supply and demand makes it nearly impossible to find what I can afford.
- I can't envision living in Tacoma with all of the housing changes the planning office is proposing. There is the lazy way of change in housing (which many other cities have embraced and regretted) and there is the inventive way of change in housing. Maybe the city council should look into that instead of jumping into bed with developers in the guise of "home equity".
- Very difficult to find single story, single family homes, on the small side !! Prices are WAY too high!!!!
- Bad neighborhood development, houses are crammed together, no yards or parking. Too many houses the the infrastructure/roads cannot support.
- outlaw invitation homes and other REITs that screw single family homebuyers out of the market.
- Ideal housing situation would be a 2br/2ba apartment in a building of 4-6 units near green space and within walking distance of a grocery store, pharmacy, coffee shop, bar, and restaurant.
- Irritated by excess city counsel regulations. They don't understand business. irritated by city giving massive raises to themselves such as the city manager. irritated by massive taxes and lack of human representation. we don't want Walmart and Amazon. Support the people and businesses that have built our city first.
- "I worked HARD to buy and now proudly maintain my house. I always pay my taxes. Continuing areas of low-density housing with SINGLE FAMILY zoning is very important to me.
- I personally know about high density living, I grew up in such an area in Seattle.
- It was important for me to get out.
- I don't want increased crime, overpopulation and increased traffic that middle to low housing brings."
- Attainable, affordable homeownership.
- "More green space
- Easier transit

- Parking underground with each new building "
- We've rented for 17 years and lived in multiple cities, including Portland for 10 years and Seattle for 5. Once we saved enough to buy, we wanted to be in Tacoma. We love the spirit and people, and want to ensure that remains. Housing should be equitable, diverse, and preserve existing businesses. Ideally it's walkable with transit, bike lanes, and each neighborhood has its own shopping district.
- I'm tired of the city being bought by rich people to rent out at excessive prices. Less rental properties!! I'd love to be able to Buy a house, not rent for the rest of my life just because I'm not an investor.
- My ideal situation is where I do not spend greater than 20% of my income on housing. I would then be able to build savings and allow myself comforts I often deny myself, such as a nice meal out. I would also want to be near dependable transit to reduce car usage while also accessing activities inconvenient if I had a car, such as a night out drinking.
- I've lived in the same house for almost 48 years, making improvements through the the years. I would prefer to retain single-family housing designations away from arterials.
- Ideal housing situation: everyone can walk (6-8 blocks?) to (1) a grocery store or mini mart that sells fresh foods and (2) a high-quality park with mature trees. Add these in more intersections throughout the city. Don't pile all of the new development into the existing small commercial centers; most of it should go to downtown, the mall, TCC transit centers. With new parks!
- would like to see proctor more built out .
- "Unfortunately, I do not believe that I will retire in Tacoma. This city is not safe, and the neighborhoods have deteriorated with tents, garbage and rampant drug use all over.
- "
- I lived in Tacoma my whole life. Very thankful that I am cheap and thrifty. I started to buy a house at 25, because I could not pay rent. I get buy because I a cheap and thrifty, even if I have the money, just go to the thrift store or buy off clearance.
- "Ready to downsize, but hard to find an affordable condo with good access to a grocery store, reliable transit, a park and walking trails.
- My vision for Tacoma is ""a wide variety of affordable and accessible housing with good walking access to amenities and trails for everyone""."
- As someone who just bought a home recently in 2019 I find it difficult but also a learning experience to be a new homeowner. I think the most difficult thing in having a home is learning about how your home might need some necessary changes that you didn't even know. For example, my sister and I who both own the home had to change our water pipe system of our house within the 1st yr there.
- I have always wanted to live in Tacoma. I went to Pacific Lutheran University and saw how cool Tacoma is. There are some nice people despite the jokes like "Tacoma is ghetto".
- I have been applying for help since September, I was somehow evicted with out having a lease. I have tried multiple attempts to get legal help yet I'm denied every time. Over half of my belongings were stolen, including a vehicle. I was denied rental help relief during Covid, as a landlord and a

homeowner. I wasn't even given any documents at the time I was forced to leave my house. now homeless.

- We got pushed out of King County to find our daughter a school with support for her autism and a house we could afford. Our zip codes determine our life outcomes.
- Have always needed to find housing that met my budget. As I'm aging and have a home, I want to be able to build an ADU that can help house older family, friends or become a rental unit.
- I own my home. Others should have that opportunity. We should focus on ownership opportunities- condos, rowhouses, duplexes, triplexes, cottages. Those smaller units can be produced less expensively and can be great starter homes or retirement options.
- My housing story goes that I was able to buy my home at a time before investors/ flippers were buying homes at rock bottom prices before they ever hit the market doing cheap remodel and then relisting at top \$\$\$, this trend has made it difficult for the DYler or potential DYler to get into there first home , putting restrictions on the flippers alone could help the housing crisis situation
- I have been in situations as a single father starting over having trouble finding affordable housing for me and my twins. I now work in a rewarding career with Tacoma's youth and have become a property owner providing affordable/low-income housing to those starting out, or starting over. I do this venture with my twins and we are looking to keep expanding, but have ran into barriers w/permitting
- I was searching for housing during the pandemic when the competition was fierce. It was really important to us to find a home we loved that was also within walking distance to a commercial district. I think my main complaint right now is that we don't have easy access to transit or a park.
- Joined the military saved money, worked hard after discharge, planed ahead and saved money. I did not have kids until I was ready. Kept working hard and saving. Everyone has the same chance and ability to do this...it's hard, not fun and the responsible thing to do if you want a HOME. If you want "housing", don't be responsible, stay in a position where you don't save, maybe drink, use drugs...
- I shared a home with friends at a young age. I then found a tiny apt. If I would have camped in the park I would have been arrested--and rightfully so. This needs to stop.
- We are an average family of decent income, but if we had not purchased a home when we did in 2016 it is unlikely we would ever be able to afford living in Tacoma. We have family members interested in moving here who may find themselves unable to find affordable housing too. I don't know all the nuance of how the system works, but individual profit should not drive the system.
- I helped my daughter find a house in 2019. Clearly hedge funds and developers were buying up the smaller homes and flipping them, dramatically increasing cost. We need to find ways to limit the impact of companies buying up homes for their economic return and thereby depriving people from being able to afford a home.
- The most walkable and safest neighborhoods (stadium, proctor, 6th Ave) are also the most expensive. I'd love to own a home with a yard in Tacoma one day if they added better transit and amenities to more neighborhoods in the south and east.
- I would like to live in a neighborhood that has a greater diversity of incomes and backgrounds. I live just outside of the 6th Ave Business District and was lucky enough to have bought my home during the recession when prices were less than half what homebuyers are now paying in my neighborhood. My neighborhood is amazing and I would like it to be accessible to more people.
- My partner and I moved to Tacoma in 2014 as a renter. In 2015 we were able to purchase a house downtown, which we shared with a roommate. Now we are considering building an ADU because

we have a large lot and we want to be part of the densification of downtown. My ideal housing situation would be closer to shared housing, with friends/fam/neighbors living close to each other & sharing resources.

- I bought & paid for my house in record time because I scrimped & saved. I am the sole breadwinner in my household & am a woman (lower pay). It takes shopping at goodwill, driving an old car, getting fewer groceries, never eating out, but it can be done. Now that I own a house in what was originally a working class neighborhood the property tax is spiking by leaps & bounds. Where's fairness?
- I have worked hard my house and through the years have lived where I could afford.
- We lived in a house for 42 years: safe neighborhood, no sidewalks, often potholes but gulches where trees are tall, hawks and other birds, deer, coyotes all live. We aged out of the home and bought the home next door to stay in the neighborhood where people cooperate with each other - not necessarily agree with each other. I like a garden and the lots are small but have ample sun.
- I have wanted privacy in my own home and yard, and have worked hard and was disciplined to make that happen. this plan is taking that away from me.
- Taxes are too high. We get almost nothing for the high taxes we pay.
- I grew up in the area, raised by a single mother and we experienced housing insecurity, particularly due to cost. I've recently purchased my home here in Tacoma, I really love my home, but it is awful to walk around some parts of Tacoma. The sidewalks are almost non-existent in some areas, and the dogs being allowed to be kept in the front yard to bark at strangers is incredibly off-putting.
- My ideal housing is a condominium or apartment. I believe condominiums or apartments are the way to go to increase housing supply and reduce costs of housing. I'd like for the city to ensure that there are green communal areas planned around new buildings, as well as commercial areas that supply groceries and pharmacy as well as public transportation such as electric buses or rail.
- Built dream home on North Yakima. You have taxed me out of my home as well have done nothing to help lower crime. My insurance company is going to drop me because of the crime and occurrences of uninsured motorists accidents from people that should be in jail. Will be selling my house and moving to Gig Harbor weee they treat there people better.
- "Six years ago I paid \$1,000 a month for a 2-br 2-story house with a carport in the Stadium District.
- Five years ago I got a roommate. We paid \$1,800 for a 2-br in the Stadium District, but then my roommate moved out.
- Three years ago my roommate moved out and I moved back into my Mother's because I could not afford rent. Then the pandemic hit and now I'm unemployed, living at my Mom's and in 48/"
- I bought my house at 21 years old. Shouldn't really be an excuse to not get one or obtain one. There are already so many resources to help low income. First time homebuyers class. Save up money. Work hard in life and it'll come to you. Stop helping people that don't work hard. They just want handouts and you give it to them. Bad mayor and people in charge around here
- When I purchased my home a few years ago it was so difficult because first time buyers have to compete with investment buyers. Investment properties artificially inflate the cost of living in our community and should be restricted as much as possible to discourage this practice.
- "A neighborhood with access to Parks/Green Space/Community centers/Shops. All within walking distance. Cottages/Homes/Apartments that share a common spaces with Community Gardens/Childrens play areas/Parks/Pool/Water Spray/Basket Ball courts/Yoga/meeting rooms/trees. Something like Telahee homes/Seabrook Ross cottages

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- Housing in Tacoma Phase 2 is likely to cause me to sell and leave Tacoma because from the sounds of it you are going to ruin every single one of the single family neighborhoods which is ridiculous. Building up near the business. Coors is one thing, but going out away from that where there's no transit opportunities at all is just ridiculous.
- The ideal housing situation would be homeownership and not someone living on top of me. Having my own yard is very important with my own space.
- We struggled to retain our home ownership during "The Great Recession." We were lucky that our mortgage lender worked with us. There need to be more programs to educate and incentivize home ownership in the area.
- I am on a fixed income..i cannot make 3 times the rent that most landlords require. this demand makes getting housing nearly impossible for anyone on limited income.
- I've always rented. Wasn't able to afford to qualify for a loan big enough to purchase a home.
- Tacoma could be great again if any of the city "leaders" would actually listen to the tax payers & stop enabling criminals
- Personally, I own a home and I would love to add an ADU from middle housing, but I don't know where to easily get information or consultation about how I would expand sewer, and water service on my lot to accommodate that. Easily readable and accessible information for homeowners about what's possible would help. Perhaps city sponsored workshops and utility consultations
- I've lived in my apartment for a little over three years and have found myself barely able to afford rent multiple times. I moved here with the long term intention of buying a home in one of the more central neighborhoods which feels significantly less attainable than when I first moved.
- Nope. I worked all my life, made smart choices and bought a house that was priced below my means. Ideal would be a safe place to raise my son. Having a bus stop free of drugs, trash and vagrants. Being able to defend and protect my property that I have worked hard for. Common sense stuff you know.
- My brother and I rebuilt our 4 years empty repo house with all the engineering to go up another story, either for an extended family living situation, or as a Duplex Unit. Our experience with the City of Tacoma in 2011/2012 with delays due to such things as having to redesign and make inefficient our hydronic heating system's HVAC...to meet the asinine city requirements that are only good with a..
- I own a house and have to use half my income to cover the payments. Sadly, I still pay less than I would for the vast majority of apartments in Tacoma and I do have a full- time job. I cannot afford to do any improvements on my property or even much needed maintenance.
- "Yes! I have struggled to find affordable housing as a student and I have struggled to manage rent money. It's hard for students to afford housing or retain it due to varying factors. I believe there should be some developments made just for students! I can touch more on this in Housing Equity Champions if chosen! ❤️
- "
- Am median income, bought a small condo for me & son 3 years ago. Could only afford to buy bc neighborhood (the Wedge near stadium) historically has lots of mixed housing modalities (that would be illegal to build here today). Neighborhood is beautiful and more diverse/affordable bc of this; every community should be so lucky. And can be, if we just relax zoning!
- I worked hard, saved money and as a single person purchased my home on a modest salary.

- I rented apartments for many years. I bought a small house, then a larger one. I did not expect the City to accommodate me. If I couldn't afford to live in the City, at times I lived elsewhere. It is not the City's responsibility to make sure everyone can afford to live within City limits. There are plenty of places to live besides cities in Western Washington.
- Being realistic and only purchasing what I can afford and by living below my means. I can envision moving out of Tacoma the way this whole housing plan is unfolding.
- I am 59. I have had to live with my mom due to not being able to afford housing. If people could get living wage jobs, we wouldn't have this problem
- Safety would be what I envision
- "We need looser "mother in law" rules.
- If we are going to be less dependent on cars we need a bus system that makes sense.
- The burden needs to be shared with the wealthy, not centered on the middle class giving all the perks to the developers. Pt Ruston is advertising a ten year tax abatement with the purchase of a condo but my children get no such treatment when they buy a house."
- Housing isn't that bad here and lots of apartments are under construction - lack of jobs , education, and transit are bigger issues
- Meh.
- We are happy with our housing situation. However we are concerned new larger houses/apartments will be built around us and possibly block our view. We enjoy not living near dense housing. Having a yard is great because we enjoy gardening. We grow blueberries, carrots, peppers, strawberries, zucchini, peas and cauliflower.
- I've never been able to live in my own space in Tacoma, and while it's been borderline life-destroying to be on the edge of homelessness constantly, honestly I love living with lots of people. My ideal housing situation would be a multi-family complex with friends and family living close together and sharing amenities, but also all of us each gaining our own ownership and equity.
- I'm a single guy in my 50s and I choose to share my home with others, charging them reasonable rent. My younger housemates can't afford a place of their own, so this works well for them, but I wish they had options that would give them the long-term financial benefits I get from ownership. An ideal housing situation is diverse and multigenerational, while also being affordable.
- My ideal housing situation does not share walls with neighbors. It has trees and gardens immediately surrounding my cottage or small home. The surroundings are quiet and peaceful. Everyone around me is housed, not living on the streets. Housing is a fixed cost, not soaring rent or a mortgage burdened yearly by rising property taxes. Transit and parks, updated infrastructure, & sustainable living.
- My ideal housing situation is a multi-unit building that the residents collectively own. Walking distance to at least one decent restaurant, with plentiful, cheap-to-free public transportation options also in walking distance. I know it's possible because I lived that exact lifestyle for two years when I was a teacher in South Korea. Minus the "collective ownership of the building" part.
- I couldn't afford a house for years so I worked harder and saved. I didn't ask people to change their neighborhoods to accommodate my financial situation.
- "I have owned a home for a long time.
- It needs improvements. That is expensive. I finally put on a roof and the price went up 2k in the month it took to make up my mind. Do not ban natural gas. Do not ban approved woodstoves (would like but installation too expensive)

- I would like to see a benefit for water collection to use in the landscape and facilitating greywater for the landscape
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- Vehicle streets where they are too dense can be converted into green areas built over secure underground parking garages for residents, with traffic controls for rush hour flow. Delivery vehicles would use designated parking spaces. Golf cart paths should interconnect all parts of each neighborhood. Access paths for emergency vehicles where needed.
- I currently rent and was planning on buying a house in Tacoma, but decided against it when I heard of the Home in Tacoma project. It creates too much uncertainty of what could happen to neighborhoods. I suggest that Tacoma realtors should be required to disclose to potential buyers the Home in Tacoma initiative in order to avoid angry new homeowners who learn of it only after purchase.
- I bought a single family home. Then I find out the alley is not navigable after snow falls, and needs constant repairs because the potholes are never fixed well, but code prevents me constructing my own driveway. There's dumping and illegal use of my trash container in the alley. Alley cats are making a biohazard of my yard because they get food & shelter next door. Overflowing trash feeds crows.
- Been struggling since I was a kid...I don't know what it's like to have the American dream house. Once you're stuck in poverty and poor. Tacoma doesn't help you get out of that poverty. They just keep raising everything while you struggle more. Until you're living on the streets. A full time job can't even buy you a house. Who has a half million dollars for a house making minimum wage. LETS GET REAL HERE!
- I moved from King County to Pierce County because houses were more affordable, moving about the city was much easier, neighborhoods were attractive & there were a number of beautiful parks. I want to keep all of those as the city grows.
- I struggled to find housing I could afford, when I first purchased my home the large yard was necessary for my growing boys. Now that they are growing up and on, I feel I have room on my lot to develop and provide housing for someone else. At the same time helping my self achieve some long term goals of retirement income.
- Senior housing types. Not just apartments, but very small houses 600-800 square feet. No stairs. Small grass area and small patio, for rent and those to buy.
- I live in a reformed apartment building turned into condominiums on the north end of Tacoma. This situation is ideal for me. However, I miss not having an area for my own small garden.
- My ideal housing situation is the one I currently have. I live in a single family home neighborhood with only a very few duplexes. There is a retirement home nearby as well as a few apartment and condo complexes. There is a community golf course which provides lovely green spaces. I do not want to see more development and overcrowding where I live.
- Moved here 8 years ago. Was forced to move every 1yr or 2 yrs due to rent hikes. \$850 to \$1250/mo; \$1250 to \$1800/mo. Eventually took out a loan I couldn't afford just to purchase a house I knew would have only small rent (mortgage) increases year over year just for stability. House was overpriced, is in a gang territory. Hear gunfire at night. Property crime constantly. Homeless prowlers+druggies
- Housing was never a problem until recently since 2008 when housing became a commodity. Stop redfin, Zillow, hedge funds etc to buy housing and artificially inflate prices, there are enough empty

houses to house all homeless people and the problem is further exacerbated by incomes going down, inflation out of control and taxes. new apartment buildings in Tacoma are half occupied to keep prices up

- "I'm a senior on only SocSec that needs a small apt now, not a year from now !
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- "I have lived in all corners of Tacoma. We moved into our current home near the end of the last economic downturn. We look at house prices and we could not afford to purchase now in our neighborhood.
- My main transit is bike. The amount of space dedicated to cars is frustrating, parking, excess car capacity, while bikes are shunted to the shoulder. Bike infrastructure is not equally shared."
- "Living alone is sometimes the only healthy option, and needs to be affordable, even for young people.
- Small flats can be beautiful and well designed.
- Greenspace is essential for our happiness."
- Have been fortunate. I know paycheck to paycheck folks struggle. Rental history credit priority over credit score. For example some leaving abusive situations lack access due to past histories-- not completely reflective of their ability and fresh lifestyles. One non-profit model that has shown successful I am aware of is Next Chapter here in Tacoma.
- I can easily envision Tacoma being a leader in equitable, adequately abundant housing and walkable, bikeable, transit-oriented development. I am hopeful for the future of Tacoma and excited to see it progress
- I didn't own a house until my mid-40's and that's with my spouse's income combined with mine. Housing should be considered a human right - it needs to be easier for everyone to buy a house for security and independence.
- My husband and I put all our money into buying a home. Then we got divorced. If we sell neither of us will have housing. So we're stuck and after paying for a house I live in a 10 x 15 room. My ideal would be a studio with cooking and kitchen in a place with transit options and a park. Good tenant rules not occupancy limits. Roofs over people's heads if they behave, not body counts!
- We live in an apartment in a converted house within our financial means. No w/d, no dishwasher, no gym, no rooftop garden, no common room. These things are not necessary for basic housing. I think you need to work with developers on reducing amenities if you want low income housing. Stop building 'luxury housing' and just build a basic apartment.
- My family has not owned a home in nine years. I have never owned a home, am currently renting, and will struggle to own a home. I am 23 years old and home ownership in Tacoma would be difficult because of the lack of affordability.
- I no longer envision long term living in Tacoma. Look at the urban sprawl at Point Ruston. Used to be a nice place to walk. Now you pay for parking or can't find any. It really does not matter because you can't see the water through the apartments. So sad. Then there is what has happened at Proctor. Used to be a fun place to shop. Can't find parking. I feel so sorry for the homeowners.
- "We stayed with other people in homes they were renting. We rented a room and had access to a bathroom and kitchen. We worked multiple jobs to save enough money for a down pymt

- We bought a house based on one income that was a dump but had potential. We worked for 14 yrs doing most of the work we could ourselves. Then we sold and did the same thing again...and are still working on our home."
- I lived in Seattle for 19 years and moved frequently to chase cheaper rents, to ever smaller units. Also had to live in old buildings or even illegal units. My fantasy would be to tear down my single family home (on large lot across from school) and build a 5-6 plex for families to take advantage of proximity to school and shopping.
- Everyone needs a place to live. Unnecessary or protectionist city regulation only adds cost to housing. For each dollar in added cost to a home the City is pricing out many people who would like to live there. With recent volatility in inflation driven interest rates there has never been more need for inexpensive and fast housing. MORE HOMES!
- Eco-villages with planned use development offer best of cost-containment development and local housing ownership. Master developer working with a future resident steering committee.
- We live in a VERY diverse neighborhood already. We have lived in our house for 23 yrs. It is on a cul-de-sac. On one side of the cul-de-sac is a 4-story storage facility. On the other are two apartment complexes. Across the street from us is a 5-building, low-income apartment complex. In the next block going S are more apt. complexes; going N there is nothing but apartments for at least 7 blocks.
- I was able to build an ADU cottage in my daughters back yard in 2021. We moved from Kitsap Co as they did not allow ADU's. We were able to build for \$180,000 a 690 sq ft cottage that looked just like the original house on the property. We have added 2 parking spots in back on the alley that are required, but not really needed in this neighborhood. But crime has been the biggest issue impacting us
- Finally could afford a quiet, private place and now you're putting in condos. Thanks guys.
- My son and Daughter-in-law could not find an affordable home to start a family. Moved to Idaho where same size house is \$70k less!
- I've had all sorts of housing and at times it's been a struggle. Even as an educated professional housing has barely been affordable. I own a house now and it's getting more difficult with maintenance costs and tax increases. As a senior with a reduced and fixed income new challenges present themselves and state and local government do not do anything to help barely middle class seniors out.
- I've been homeless. I was just out of the military and struggling with civilian life. My solution: I went to school. I studied in my car, in the park, at work and at McDonald's. I got my degree in the medical field and never been homeless since.
- Go after unlicensed rental homes, this is revenue that the City is missing out on. Because our house was small, property speculators were not that interested in it when we put our offer in 7 years ago. Today, we would not be able to afford it because the homes in our neighborhood are being bought by property speculators to rent out for that future windfall of a 4 story or 2 story duplex or 4-plex.
- We have a home and dream about building on our 2nd lot and renting out or using as a home for aging parents. We could add 1-2 units on our property which is also within the mid scale housing plan on N 7th St in Tacoma. I come from a community that allowed short term rentals to take a majority of homes in the community and housing costs went up, schools closed.
- Ideal: move the government near TCC. Keep old downtown as tourist historic district. A flat, accessible downtown with government activity will encourage nearby businesses and help form a "strip" or districts (think Pearl St in Portland, Market & Broad Street in Philadelphia,

Belltown/Pike Place/1st Ave in Seattle). Right now Tacoma is a tiny city with a big suburb attached. Could be the other way!

- I struggled to find housing in Tacoma after living in Seattle during undergrad. I split an apartment with some friends which made it bearable. But after moving back to Tacoma I found I had to live with family. If it wasn't for friends I would still be on my parents couch. The housing prices are so high that losing a job or temporarily unemployment are terrifying. I'm nervous for the future.
- I live in Tacoma because of the access to nature & my work, but I'm increasingly worried about the future. I see lots of urban sprawl and no density in the city itself! I'm fortunate to have no issues with affording a home, but others are. I want Tacoma to be a city where everyone can live, work, have access to the outdoors and be a community. Densify with transit orientated development city-wide!
- "I live in a view home and am very satisfied with my neighborhood."
- All the new Legislative Bills need to pass regarding housing tenant laws !!
- For 9 months in 2021, a homeless friend was a guest in my home. She was 67 yrs old, disabled & her income was about \$1000 a month. She had been on numerous waiting lists for low income housing for well over 2 yrs. She was offered shelter several times & tried different options. I visited 2 of those places & I have to tell you that I would not live in those places even if someone paid for it.
- We rented a brand new apt in a college town. Most housing was completely out of reach \$-wise; what was w/in reach was derelict. The complex was mixed income, studio, 1-2 BR, subsidized by the fed and state gov. Was some of the best housing in the area, highly affordable for a graduate student, very diverse tenants, family friendly and close to campus with large green areas in the center.
- As an introvert, I need to have privacy including a fenced yard. I purchased a small (non conforming) lot, this allowed me to afford a house in a neighborhood where I thrive (the current minimum lot sizes prevent people from living in the City). Smaller lots require less maintenance and associated costs. Apartment living is not an option. I have experienced discrimination in rental house (LGBT).
- Don't put apartments in beautiful quiet well kept neighborhoods. I live in an old North End neighborhood. A house sold next door to me, a developer bought it. fixed it up so it had 5 bedrooms and sold it to a University of Puget Sound parent who rented it out to 5 different college students. It changed our neighborhood to a noisy, unkept, cars all over the place, rowdy, rundown neighborhood.
- I have yet to leave for college but I think that a situation in which I am comfortable, neighbors with no particular demographic, & able to get around without a car & do everything I need to do within close proximity to where I live would make for a greatly improved living experience. No one likes commuting so living close to important places (work, retail, etc) could improve quality of life
- When I was 13 my family was homeless for several months and under housed (family of 7 in 1 bedroom house) until I moved out at 18. I worked for rental property owners in college and my opinion of slum lords is low. My daughter's family had to live in our basement for months after leaving the army because no affordable housing was available in Tacoma. Both grew up in Tacoma.
- Rented until I could save enough money for a down payment, as well as earned better wages by providing more merit and useful value to my employer. In this way, I created my own affordability

to own my own home. Started with a condo, then increased my efforts financially to own a single family home that my family and I have continued to enjoy.

- I originally relocated to Tacoma for a year of volunteer service with the AmeriCorps. My ability to serve the Tacoma community through my role was challenged by the fact that I was almost not able to find an affordable place to live. The high rent and housing costs in this city are exclusionary to so many productive citizens looking to help improve Tacoma.
- I was stationed here in early 2019 and had to increase my budget over 200k to outbid cash buyers. I would have loved to have found a townhouse with a garage and shared amenities, but nothing was available at the time.
- I actually live in Burien and have hoped in the past to move to Tacoma, but my plans have now moved in a different direction. I've been fortunate in my earlier life to have owned a home in Seattle, which I sold to move overseas to work for an NGO. When I returned to a highly escalated market I faced threatened homelessness, but again I was very fortunate to find an affordable long-term rental.
- "Very important to me to have my own home. The time that I could not afford my house payment, I rented my house to friends until I could earn enough money to cover the payment. I feel that it is important that each person be a responsible citizen for their own life. People do not do well when they are given things. It gives them no self respect and they don't have to try to do better.
- "
- I moved to Tacoma from Seattle in 2008 to attend school but also for more affordable housing. In 2013 I was able to buy a house that had been in foreclosure for 3 years and needed a lot of repairs. I'm still working on it. I welcome density and want to keep the diversity in my neighborhood. I want thriving business districts within walking distance, with access to transit & bike lanes.
- my neighborhood has been degraded by the allowance of additional housing units to be built outside of existing zoning rules, with no additional parking. This has turned our street and surrounding streets into a nightmare to navigate as cars block driveways, pull out w/o checking for cross traffic or pedestrians. 4 large mature trees were removed from my block alone and not replaced.
- My ideal housing situation would be living in an integrated neighborhood with a variety of housing available, including lower, middle and upper income housing, with easy access to quality public transit, with a healthy tree canopy and green areas, with opportunities for communal activities, like shared gardens. Lots would be smaller than they are currently, mix of single and multiple units.
- Housing is so expensive and even renting is now unreachable by too many.
- To be able to have multiple homes on a lot. To be able to have 2 or 3 generations on same lot, different roofs.
- I saved for more than a decade before I could buy a home. I lived with roommates and minimized expenses so I could save a down-payment. I also worked full time and went to college at night, one course at a time, because that's what I could afford. I'm struggling NOW because all of my work and struggle doesn't appear to matter at all to the current mayor and council.
- I've been living in a duplex 19 years and landlord has neglected the property. (I've been responsible for the upkeep and maintenance). She recently engaged with a property management company and they have raised the rent 71% in 18 months. Landlord is still refusing to fix things that was agreed to be addressed in 2004.

- A neighborhood with 1200 sq ft homes , mixed with duplexes and attached garages for 55 and older with green space and small private yards , security gate to enter . We need something in Tacoma where seniors feel safe. Check out Arizona they have them everywhere. I'm not talking senior / nursing homes!
- Scrambling to rent a room or house over the years (70's, 80's,) has always been tough. Purchasing a home requires discipline and responsibility. One size for all neighborhoods has many unintended consequences ahead.
- "I do have a story. Yes, I've struggled to stay in my apartment and it's only because my property management company saw that I was fighting like hell to make more money that I was able to keep it. My idea housing situation would be a small house (500-700 sq ft), with a tiny yard, that I could purchase using only my Social Security income. No, I can't really envision it but I'd love to be wrong
- "
- Protect views, ensure handicap access to sidewalks and streets, fix streets, improve traffic safety, stop denying that people use cars here in Town, and use them for jobs and shopping and transportation of sick and elderly family- the all out attack on single-family homeowners and car owners is past its prime. Get over yourselves. You are not meeting people where they are. Reality's not a theory!
- Tacoma single-family neighborhoods used to be the greatest feature of Tacoma. Now with this new housing zoning, the neighborhoods will decline and not be desirable.
- Reduce the number of rental properties . Help low income owners to buy poorly maintained properties.
- We have been looking for housing for purchase in Tacoma but pricing is completely unaffordable for our family. The lack of basements in Washington overall limits people from what could be really important usable space. Finding options that are a good fit for multi-generational families (specifically with mobility concerns) is near impossible.
- "Read FOUNTAINHEAD. Gov't needs to get out of the way and allow market forces to work.
- Older homes will be remodeled, etc."
- "I am lucky, and that my partner, and I own a home in Tacoma. My daughter is 20 years old and in a local college. It would make the most sense for her to also own a home here in the next three years. We could then be close to each other to care for each other, reduce commuting time back and forth, and help her build a financial future.
- Home prices / mortgage are too high to support this."
- People's expectations are too high realistically. Look at Europe where throughout people happily for the most part live in multi family apartment settings. The ideal would be to truly adjust expectations to income levels and be content
- My spouse and I had trouble buying a home, but managed to get a home worthy of a full remodel. Our lot is big enough to add a large ADU to rent, but there's no way we could finance new construction. A grant would help add housing on our lot.

- My family bought a house in Old Town in 2012 and since then prices in our neighborhood have exploded and many friends have had to move far away. I hate that our neighborhood, so walkable to schools and parks and waterfront and businesses, had only million dollar houses. Allow six-plexes, apartments, row houses - all are welcome
- I envision a place where the local government stays out of this as they do not prioritize actual affordability.
- I have lived on my own for 5 years. I moved out of my family home at the age of 18 and was able to afford my apartment at \$700 a month with a co-signer. I worked 40+ hours a week while attending school full time. At this amount I was still living paycheck to paycheck, unable to save money. Rent needs to be affordable so people can pursue career/education instead of funneling money to no end.
- I'm loving in March because I can't afford to live in Tacoma anymore. I don't want to leave, and I still don't know where I'm going to live. Please do something to help get housing to people who really need it.
- Communal spaces such as gardens, lawn maintenance equipment, recreational facilities and equipment would be great enhancements for any neighborhood. Some flexibility in building code could open the door to more renovation in older homes. Trash clean up days in all neighborhoods would be great!
- "Our home was expensive when we bought. It's more expensive now, which is too bad since we won't realize that gain until we sell and move somewhere less desirable. In the meantime we get to help subsidize wealthy developers.
- I don't mind paying taxes when poor people can't. I do mind paying when rich people won't. "
- Keep property taxes lower. Use the California law that your property tax remains the same as when you bought it or lower.
- I want housing in Tacoma to be guaranteed to all & safe in structure.
- I have always had the means to acquire housing in Tacoma. I am disgusted to see 340 sq foot studios going for nearly the same amount of money as my mortgage.
- Keep the view areas of the city as they are currently.
- Ideally, we would OWN a 3- or 4- bedroom house that was easy to enter, partially solar-powered (at least), near transit, library, and shopping, with a yard manageable by a couple in their 70s.
- My then husband and I have bought two homes in Tacoma. We came here 48 years ago because he was military. We rented until on-post housing became available. We fell in love with Tacoma on our first day! When we stumbled upon the Northend while driving around to familiarize ourselves. We knew this was where we wanted to settle. When our home became available, we jumped at the chance!
- I am lucky to have my ideal housing situation and love Tacoma
- I'm fortunate to have had stable housing. The new apartments being built are not affordable
- I moved to Tacoma 20 years ago to take a chance on a community that was building a better future. Fast forward to now, and the City of Tacoma leaders, council members, and their staff are in no way connected to their actual constituents. This is all a subjective push to meet a tiny group's personal vision- it does not match real truth of our community- we need cars to go to work and places to park
- My ideal housing situation is to keep the single-family home neighborhoods the way they are. Put multi-family buildings where there are existing vacant properties (like what is being done at old K-

Mart site) or on vacant lots in commercial areas or transit lines. There is no need to take out single-family homes to replace with multi-family, especially when parking will be an issue.

- "My elderly mom was about to lose her housing and I asked the county if I could allow her to live in an rv or tiny house on my property. They said no.
- We have homeless everywhere, but you won't allow homeowners with space to give them room to live in a safe, permanent environment. Why not? "
- I haven't been able to find a nice condo or townhouse in my price range in Tacoma that is somewhat new and that feels safe. I would like a modern condo or townhouse in a gated complex or in an area that is safe and in my price range. \$250 to \$300k. Doesn't need to be big, 1000 sq ft would do.
- It's always been hard to find affordable housing let alone quality. It's been even harder in the past few years. We have a dog whose breed is massively restricted at apartments which makes it difficult to find housing. Removing breed restrictions would help relieve overloaded shelters and rescue organizations.
- Build higher-density housing, expand parks and open space, improve public transit. Stop playing around. Builders want to make money here, we hold the cards. Provide a strict list of requirements: affordable, higher-density housing, with green space minimums. If they don't want to do it, someone else will.
- "Rent became unbearably expensive, and my landlord announced they were selling their house (I had the basement) so I bought the house that I could afford. It's old and needs so much updating! I wonder how long I'll be able to keep it and where I'll go when I can't. If people have to move farther from work to afford to live, don't expect them to take several busses.
- Incentivize ADUs, tiny homes."
- we have lived in the same house since 1984. It was affordable then (mortgage interest rates were 13 percent) and still is affordable. building more units with very limited parking puts pressure on the neighbors and neighborhood.
- I worked hard to buy my house if it's too expensive to live here then move somewhere more affordable.
- I enjoy it i have a place to live I want to live back in university place
- My first house was in a very sketch neighborhood in San Francisco. My wife and I both worked and 56% of our NET income went to the mortgage. We sacrificed MANY daily things to be able to buy that house. It CAN be done but, it takes effort.
- "Yes, stayed in homeless shelter
- Subsidized housing for one year. Moved on with family. Purchased home after school before price raising.
- Housing situation: streetlights that work, roads that are fixed with sidewalks for our children to walk on to school (baker middle) appraisals that increase with reason
- Benefit for homeowners to do midhousing "
- I purchased my 1st home in Tacoma in 2006 at the age of 26. I bought responsibly and was able to afford my home when the market crashed in 2008. The value of my home declined to 1/2 of what I

owed and I stayed in it and maintained it until the market rebounded and I was able to sell. I purchased my 2nd home in a nicer part of town for significantly more and hoped to enjoy the neighborhood.

- My family has lived in Tacoma for nearly 30 years and gone from apartment to starter home to long-term home. I am concerned that our children will struggle to find safe and affordable housing when they are ready to move. I applaud the city's efforts to increase and improve our community housing even though the change is uncomfortable in parts.
- My wife and I were very lucky to be able to find a home to purchase in the pandemic, but we had very few choices within our price range within Tacoma. We were lucky to find a small 48 unit duplex small lot development that was only allowed because it was not in a single family zone and along a busy arterial. There should be more of these duplex/row home developments throughout every neighborhood.
- got lucky when prices were rock bottom
- I have the ideal housing situation. I own a home in a beautiful, walkable neighborhood with every amenity I could ask for. I'm safe and close to a transit line. I want everyone in Tacoma to have this same experience.
- Housing ownership begins with employment. Focus on attracting viable employers to the area in order to bring and keep a work force, who become homeowners.
- "I'm a home owner
- My house was built in 1919 and requires updates I cannot afford
- Love my neighborhood
- Don't wish to have new larger structures being built on a lot next to mine where the driveways are narrow and cannot accommodate larger home on property without being out of place and not easily accessible "
- I'm a domestic violence victim and I was living in the hotel off of Hosmer where i experienced drugs, several deaths, gunshots and segregation from my partner in work crew. His Dad from Edmonds, Washington knows no bounds and is a homophobic racist terrorist.
- Property taxes are chasing seniors out of their life long homes along with rising insurance costs because the climbing crime rates. Do better Tacoma
- I am a renter in a historic building (The Miller) in the Stadium District. Although historic, it doesn't have a specific plaque to identify it as such. The management (Orion) has let the exterior rot away (leaking roof, constant water dripping, rotted out pillars, etc). They have indicated that repair will happen, yet it never does. Do I have any recourse?
- My husband and I were renting a townhouse. We had a baby 2021 and needed less stairs, off-street parking, a backyard, and another bedroom. It took a surprisingly long time to find what we needed within our price range considering we were (and still are) a one income family (until child is old enough to go to school). We ended up buying a house with a \$3000 mortgage and are struggling to stay afloat.
- Ideally, the developers quit receiving their tax breaks as incentive. Allow people to purchase homes that they can live in, and not be outbid. What is the maximum capacity? We cannot just continue to tear down houses and build boxes for transient, temporary use. Too many residents using too few resources strains everyone.
- After a divorce, I had no resources to pay rent deposits or rent in Tacoma. I was ineligible for any assistance. I exhausted all resources for seniors and then a good friend found a housesitting space

for 6 months giving me time to find two jobs so I could save enough to pay rent/deposits/etc. I need to work even at 75 in order to live in Tacoma. I'm very fortunate.

- My husband and I bought a house in Tacoma 7 years ago. I was happy to not be renting in Seattle and not live in a crowded neighborhood.. we are very unhappy that Tacoma made a sweeping change to zoning across the City. This will result in many people being forced out of their single family homes just like people were in Austin TX.
- I bought a house in tacoma during the pandemic. I'm a bit disgusted by the mortgage housing value system. My experience buying this house and how many people profited during the process and while we ended up with a house that was in worse shape than the inspector let on really made me not trust real estate. Please be honorable and honest in redesigning tacoma.
- I worked hard over many years to afford each house I have lived in. I started in an apartment, and have owned 3-4 houses over the years, moving up each time. Do I have my absolute dream home - no because I know I cannot afford what I really want. But I have had a nice house in a good neighborhood with excellent neighbors. I worked and saved for what I have - we need to promote more of that!
- I bought my home in Tacoma to be out of an apartment. Now you are going to rezone my neighborhood and put apartment's next to my home therefore dropping my home value and I really don't have a day either way
- I live in a unique condo community. 44 townhomes situated in a square all facing an inner courtyard. Only garages face out and there's a one way road around the community and limited parking. Transit is steps away on S 12th St. The central court yard design encourages neighbors to meet and interact. A locked gate makes the community secure. Walking distance to TCC and shopping.
- People try to break into my house all the time. Tacoma doesn't feel safe and city council doesn't do shit about it. House your people Tacoma.
- Built dream home now want to get out of Tacoma because of taxes and liberal politics
- I would love to add an ADA accessible DADU to my back yard so that family members with disabilities can visit my 105 year old home that has one bathroom up steep steps. We've looked into the requirements and the City requires so much space from the lot line and disallow alley access, it's not feasible.
- ideal for me would be bring the townhomes style from places like Philadelphia. they are usually duplexes or triplexes, with green space out front and out back. since they are built right next to each other (often wall to wall) it provides high density while still having a private space and green space.
- Yes it's a housing crisis. Hold landlords accountable. Promote tenants rights. House the unsheltered for free. Cap rent with affordable housing letting low income renters have money to put into the economy instead of going into debt. Look to places that have accomplished these goals successfully. Thanks!
- Our family of 5 has been trying to purchase a home in pierce or king county for 5 years! We don't get approved because we don't have down payment money. In the meantime we have been paying over 3k a month in rent which prevents us from ever saving a dime while raising 3 children. Also...the property managers we rent from want to control how we live...how many cars we drive what kinda pets we have!
- A city where there are no homeless but housing for all. Where incomes are not swallowed up by banks and large mortgages, or by landlords and developers looking to make profits on top of the cost of building housing. Density with dignity and community.

- I have lived in the same house all my life from birth to young adult and it has been the perfect location for me growing up. The cost of utilities and rent has always been high in this area so it has sometimes been a struggle to keep up with bills without subtracting other things. That being said, as long as rent is stable and appreciated I can envision myself staying Tacoma for a long time.
- The few new structures I have seen are heartbreaking for the existing homeowners. New structures sitting practically on the sidewalks, one parking spot per residence if they're lucky, barely able to drive down the street for all the street parking and in some cases a complete blocking of sunlight and view for existing homes. Destroying what the homeowner had.
- My 1st in Tacoma was 2015 at \$835 at the Carlton on 7th near the south end of Wright Park. It was the most affordable place I could find, and now it is \$1,075. If I was in the same situation now as I was back then, I think it would be impossible. I've moved between Seattle / Tacoma a few times since then, but Seattle seems to always have more affordable + public transit accessible units.
- I live in Salishan and have loved here for 7 years. Before living here i was homeless. I now have a good job working for the city of Tacoma but am still unable to afford buying a house. I would love to become a homeowner in the city of Tacoma but being a single mom makes it harder to afford with only my income. Thank you for this survey and for working to make Tacoma better for all.
- various sizes of houses for need and income. some small homes. some larger homes. but space in the city. less gigantic apartments where millions of people live but the area can't support with roads congestion, parking, etc
- it is difficult for people to afford to live in T-town. Giving big developers incentives to continue building unaffordable housing is NOT OK. You cannot tell me that a 600 foot studio, renting for \$1200 a month, is reasonable for a family of 3 (much less a larger family) 3 "affordable units" in a huge complex is ridiculous. Please stop that insanity. The developers do not need more \$\$.
- Plenty of stories, not enough space.
- I have lived in Hilltop, the North-End, and the South-End. I currently live with my spouse and a roommate in my family home, after my mother relocated. Growing up my family struggled financially, and was forced out of multiple homes due to rent raises caused by gentrification of low-income neighborhoods. If not for renting from family, we would all be unable to afford to live in Tacoma.
- I live in my neighborhood, pay huge taxes. My home is my investment. I don't want low income "affordable" buildings/homes diminishing the value of my property. If you're planning on doing that, I want a refund of the \$100,000 I have paid in taxes over the past 10 years. Find somewhere else to build your altruistic low income housing. I've seen the results of C of T's big "renovation ideas"
- "Here's our reality on our formerly quiet block:
- <https://www.facebook.com/HollyRollosson/posts/pfbid0bwNvPzTDqph8Pq3ikp85JSctM2ae4w7aYLWvkVVcCSvz5z2RBnVuXnMhSi918nPKl>
- We are not NIMBYs and we support sane, affordable growth in Tacoma. But not like this. This is absurd and it favors the big developers who are maximizing profit and minimizing any benefit to the neighborhood they're building in. "]

- I live in a neighborhood that is a mix of single family homes, triplexes, and four-plexes. There are also several small commercial businesses and a fire station within a few blocks of my home. All of the buildings fit in well with each other, and I would like to see additional neighborhoods with that level of mixed use.
- "To keep my home that I struggled all my life to buy at 50 years old.
- "
- Like most financial issues there needs to be a real push for people to buy a house. I've owned my own property since I was 29. It makes a big difference as far as wealth accumulation and self esteem.
- My mother was homeless for two years due to a divorce. I used a VA loan to purchase the house we live in now. I would not have been able to achieve homeownership if I had not been in the military. I am so thankful to be a homeowner in Tacoma, but there should definitely be a different way for others to become homeowners.
- Do not disturb existing residential neighborhoods. Focus on downtown and all major corridors.
- We were effectively bullied out of the city of Tacoma by increasing rent prices, low quality housing availability, and impossible rules governing our pets and student status. I understand the pandemic made things difficult for everyone but housing is a human right and the city/county let us down. We were forced to move to a rural area outside Pierce County to rent from a careless landlord.
- Abolish rent
- A big limitation for me will always be that I want pet-friendly housing. This is a major reason why people are forced to give pets to shelters and we all pay for this in the end.
- I hate living in Tacoma. The whole populous has no respect for each other or the environment. The whole city needs bulldozed
- I do not mind my tax dollars going to support the housing / homeless problem. I do mind my tax dollars paying toward a developer's boat payment. Developers ARE NOT going to voluntarily build affordable housing like this plan assumes. If you overbuild, forcing rents down, people from all surrounding communities will come here until regional prices stabilize. Make developers pay their fair share
- I live in the Park Tower & love it. I can walk to Stadium Thriftway/Hilltop Safeway for many grocery needs; there are plenty of nearby parks, restaurants, etc.; public transit is close (tho not effective); & I have off street parking. Park Tower's management is fantastic. I love the Stadium area & Tacoma. I also am not interested in owning a home. Just wish I could know rent won't skyrocket.
- I'm fortunate enough to own and afford my house but I've heard from community members who are getting priced out from historically affordable neighborhoods like Hilltop.
- I love neighborhoods where you have people who tend to live in their homes longer. Apartments tend to be more transition-oriented. Pride in ownership is huge for me. Having a neighborhood where people "want" to live and they respect and desire to maintain their properties vs having a bunch of rentals where pride in ownership doesn't exist.
- My ideal housing situation is one where my neighborhood exists as it has been for the last 60 years, with single family homes, one home to a lot. And where the existing neighborhood covenants remain in force and the local government looks to other locations to do its work.
- N/A

- Parking. A lot of households are 2 income families and may have 2 vehicles. For safety, parking inside establish parking areas are better than outside.
 - We have commercial land that is not being used. Changing the code to allow multiple housing on these sites would be good. There are abandoned building that could be repurposed for housing. We do not know what ten years will bring. Over zealous building serves no one. We have existing apartment buildings that have turned into danger zones. We don't need more of that all over the city.
 - Yes are property taxes are too high. Let the market make the decisions. I want a safe neighborhood with space. Not people on top of each other.
 - In my search for the right piece of property it took time and effort. I have never regretted buying the property I purchased. I would be very upset if city planning allowed my neighborhood to be "destroyed".
 - I've lived in many different houses and apartments, trying to live as economically as possible, including a stint in a "bedroom" that was really a large walk-in closet with no window. Ideal housing: A neighborhood with useful local shops, restaurants, businesses. An attractive, calm environment full of trees. A place that was very community-oriented.
 - My daughter and her husband, both Tacoma-born and -raised, tried to buy a home here in Tacoma. They were outbid repeatedly by LLCs and real estate investment firms, who then converted these homes to rentals. So they ended up buying their first home in Bremerton. This dynamic is the direct outcome of City housing & zoning policies (incl HIT) which has accelerated the financialization of housing.
 - I struggled to find a single family home in Tacoma that was in decent condition. So many homes here are 100 years old or more and were not built to be used this long. The majority of newer homes are far from the center of town, not well serviced by transit, and built to service cars rather than people. I wish that housing in Tacoma could adapt, that we could build in response to demand.
 - "Ideal housing situation: where the neighborhood has similar values of living together harmoniously, following and abiding by city ordinances, keep a clean yard, sidewalk, street and neighborhood.
-
- Where gun shots are not fired off at night, there are no racing cars, and the homeless are placed in facilities where they can be treated. Where criminals go to jail.
 - "
 - Bought fixer upper when interest rates were sky-high in 1981. Took many years of tight finances, work to fix up house, then do a couple of major remodels. The struggles and deferred pleasures made it worth it.
 - We moved to Tacoma in 1985, in a home that was difficult to afford with a 14% interest rate. We never thought we could afford a home, and we received a blessing from a family member from her inheritance. We love our home, and would not give it up. However if we did need to change, I would look for a home with shared community space and not have our own yard. Sit on the porch and see neighbors
 - Our ideal housing situation would consist of our neighborhood reamaining as single family homes and following the covenant that was established 60 years ago.

- Ideal housing: being able to afford housing. Having the same amount of bathrooms and bedrooms. Having a yard and no alleyways. Having different styles of housing, stories, ramblers, and views. Not letting companies and out-of-state companies buy up all the properties.
- We just need to make sure there is enough parking and infrastructure for the density this will bring.
- I have a friend who spends the equivalent of a mortgage payment on a 2 bedroom apartment by the mall. They don't have a down payment to purchase a home, and are stuck in the rental scenario. Where is the help for these people?
- Grew up poor, section 8, welfare and all of that stuff right here in Tacoma. I bought my first home a long time ago. I have bought many since. I only wish that Tacoma would clean itself up, be safe and allow small businesses to thrive.
- We purchased a new home that was built on fill in a wetland buffer. The builder/developer was given occupancy before they mitigated for filling in the buffer and 4 years later, the builder has still not fulfilled the City's wetland requirements. They also have not completed the public bioretention features by planting them with rain garden plants. Ideally, this should be required prior to sale.
- no, I have the ideal housing situation, I work Very hard to achieve it.
- Of course! No need to go into my story. My ideal housing situation would be housing that is affordable and up to date without price hikes happening each year. I can totally see that happening in Tacoma. I'd love to see more tiny house communities as well.
- "we went in with 3 other family members to purchase our house. We are multi-generational family living together. We were intentional about where we purchased -- for aesthetics, as an investment that will be important and for space that allows the members to live together with independence.
- I worry that this type of housing option will be minimized with this new plan. Where is multi gen housing?"
- I worked hard and saved money so that I could buy or build the house that I wanted.
- People move here because we like the older homes, small community, we know our neighbors. We bought because of we love what we saw, not to be around big apartment buildings with congestion. You need to respect that. If you want more apartments, build them closer to the downtown where resources are, transit.. Make it affordable for developers to build where the land is by downtown.
- In 1991 almost everyone on my street were renters. There was constant stream of new people, crime and homes were getting run down. Now neighborhood is mainly homeowners and it's made a big difference. Owners of lots slated for new multifamily units have decided to allow their properties to go hoping that an apartment builder will buy them out. Not happy that my neighborhood has been destabilized.
- We moved to Tacoma a year ago because it's a place we could come and afford a single family home on a quiet street in a relatively safe neighborhood. I've lived in high rises and townhouses with attached neighbors in the past and would never want to again. We like our neighborhood with mostly owner occupancy, mature trees and space between homes. This is how we hope our neighborhood remains.
- "I have tried several times to build affordable housing (16 unit apartment complex & single family) and have had to GIVE UP good ideas that would help entry-level HOME BUYERS due to building department workers who have blind allegiance to ""THE RULE BOOK"" (codes, fees, etc).

- The private sector would go far to get the job of providing affordable housing done... if only the city/county would let us!"
- I currently own a home in Gig Harbor. When looking for a home in Tacoma I was focused on the Stadium area, but there was no easy way to quickly get to SeaTac via public transportation. I'm glad the trains are being expanded. An advantage of living in a city with good public transportation and mixed neighborhoods (residential, shopping, restaurants all in one place) is you don't need a car.
- I moved to Tacoma with the intention to buy a house. I am extremely lucky financially and was able to do that and buy other homes as rental investment properties. I love the ideas the city has proposed in Phase 1 to balance needs for affordable and mixed housing in existing neighborhoods while improving quality of life. My goals as a residential property owner/investor aligns with the cities goals
- I recently moved here from South Seattle. I support denser housing in theory to ensure more affordable housing. However, in my old neighborhood, denser zoning almost always resulted in large luxury buildings that actually increased the rents and gentrification in our neighborhood. I don't know how to fix that, but I hope Tacoma can find a way to build dense housing that's actually affordable.
- "My ideal living situation would be a 4 bedroom house for my adult children and my grandchildren with a live in 2 bedroom unit attached for grandparents.
- I think the future will be about keeping families together and allowing three generations to live under one roof and help each other. Many of societies problems, isolation and poverty stem from the isolation and expense of aging and living alone."
- I've owned a Craftsman home in North Tacoma for 20 years. Now that my family is grown, my home could be tastefully modified to include 3 ADL's within the current structure. However, I would need an architect, structural engineer, and assistance. I need to know the pros and cons regarding future importance to make the best decision since these are permanent alterations to a historical house.
- Bought a home in 2020 with high prices and low interest rates; had to be bold to get a seat at the homeownership table.
- No, I work hard
- many older homeowners with fixed incomes have trouble with basic home maintenance. Would be nice if developers contributed to a fund to help in the neighborhoods in which they are building. Sometimes just simple lawn and shrub maintenance is big help to the homeowner...and it makes everything look better at a low cost.
- I currently live in Steilacoom, a town with few walkable resources. I have often dreamt of living in a historic bungalow in Old Town Tacoma, with my church, grocery store, friends, and other amenities within walking distance. If that house had fruit trees along the street, and ADU in the back for my nearly grown child, and access to transit for her to get to work (she doesn't drive): PERFECTION!
- My family and I were recently displaced from our home with 1 month notice to move. When we began looking for a new home, we found that rents for similar homes were \$500-\$1000/month higher than what we were currently paying. After inquiring about some, we found that I didn't make 30% of the rent in many places. Even though I have a great career and earn a living wage, we were being turned down.
- We just redeveloped a detached garage to create a DADU for relatives. We planned to rent it for few years until they needed it. It was done just in time for them to move in to recover from surgery

complications. They live on an inaccessible so this option has really worked out. It has improved family relations and our ability to care for them while not being overwhelmed with the day to day.

- When I moved back to Tacoma, in 2012, I was able to afford to buy a 4 bedroom home in Central Tacoma for 205,000 BY MYSELF. That home is now worth \$505,000. Luckily for me, I'm now married, but with my wife working and paying for a nanny, we could not afford that house. We have an emergency. Not enough homes are being built. We need to make it easier to build more homes and larger.
- "I worked my entire life to own free and clear my own home in an area with expansive views and abundant green space. My neighborhood a single family area with view protections as reflected in the taxes I pay.
- My family is multiracial. I have one white and two black grandsons.
- Don't destroy the character of my neighborhood for a political agenda."
- The ideal would include a walkable, bikeable, public transit accessible neighborhood with a thriving business district and great city parks. Tacoma has all of the raw materials to make this a reality.
- I am a 5th generation Tacoma resident. I grew up poor and our community center helped me eat breakfast and be supervised after school so my mom could work. I have always found an apartment to rent. The last ten years I have purchased several abandon homes and run down properties to help clean up Tacoma. I have remodeled large historic homes into Smaller apartments that fit with the exsistingstreet
- Tacoma is largely developed. Providing more housing in Tacoma means redevelopment. Redevelopment is more expensive than starting with vacant land. Tacoma is starting at a disadvantage in providing affordable housing. Tacoma staff keeps introducing more development regulations and restrictions that works contrary to housing affordability. I abandoned two developments due to the restrictions.
- I'm a 40 yo single parent that has worked very hard. I make 80,000/year and still cannot buy a home in Tacoma (which honestly has gotten pretty disgusting these last few years in terms of it's literally disgusting garbage homeless etc). I feel I will never be able attain home ownership and I have a "good job". The rent on my house is ASTRONOMICAL
- "I live in an established neighborhood. 4-plexes that would be rentals, because home ownership is not profitable for developers, will slowly disrupt the sense of community.
- Building more of these units as those that are being thrown up now will not bring prices down, it will only force those who live near to be forced out as their home values increase and property taxes become unaffordable."
- "I am a retired senior living alone on Social Security.
- I want to move out of my rental, because the yard is too large for me to maintain. and the house is old with poor insulation and heating.
- Been in this house for 12 years but don't feel safe in my neighborhood. But am unable to find an alternative I can afford."
- Here is my housing story. It can work for everyone if they apply themselves. I studied hard, went to college, and majored in something that would get me a job. I worked hard at my job, got promoted, and my pay increased. I bouget a first house that was less than what I could afford, and paid it down quickly with a 15 yr mortgage. I've since had many houses, and still own two of them.

- I've struggled to find or keep housing five years ago. I struggled to find a home that was at low cost because all homes in Tacoma were really expensive. What I did then was rent a home at low cost and afforded a home years later. The home was really big. The rented home was really small. My ideal housing situation would be finding homes in wealthy neighborhoods. Tacoma has new rich neighborhoods.
- I need housing close to reliable transit, which limited my choice in Tacoma to places along the 1 bus line.
- A small or medium sized apartment with maybe two bedrooms that has the essentials like groceries within an easy 15 minute walk and is near transit to go to other places.
- I grew up in Seattle and as an adult I'm saddened by the fact I won't be able to afford to live there on my own anytime soon. It wasn't always that way, but antiquated policies have refused to keep up with exponential population growth for too long and those in power feel these difficulties the least.
- As long as I've been renting, my household expenses have never been below 30% of my monthly income (usually about 50%). I'm speaking from the experience of a young person with no family, who's lived with roommates or a partner. I've always assumed it was the lifestyle that comes with being a young person that made renting unaffordable, but young people aren't the only ones in entry level employment
- I live in a historic home that we refurbished in a historically significant way. I cannot imagine having to start all over again in one of the ugly boxes being billed as missing middle housing. People should have choices and be able to live in housing that gives them dignity. Regulation does not leave room for developers to provide housing products people want.
- Allowed building that obstructs the view of a current building.
- We worked hard to save money for our 1st home on Los Angeles. It was not in Beve Hills or Malibu. We stayed within our budget, a modest place in the San Fernando Valley. We then sold that and bought a larger home. Fourteen years later we sold and were able to buy a craftsman in N. Tacoma. It's been a journey. I don't understand why the city feels a 1st time home buyer needs a million \$ home?!
- Keep the density in the same areas so the police can maintain order. . Tall Apartment towers with no parking ruin neighbors . Just look at Proctor area. It's ruined. Why is the city determined to destroy 100 year old stable neighborhoods with more crime and no parking. Nobody wants it. Residents can't stop you , so they will just move before their property values go down.
- I have worked hard and started from the ground up. My first home I was able to purchase with money I had saved from high school, college, and the first few years of a career. I had enough saved to put a down payment on the home and continued to work hard to make payments each month.
- "Affordable means just that. Do not 'cram' houses into established areas.
- I've worked very hard, after years of apartment living, to own a nice home.
- Do not tell me that you can break up my property and force me to have multi-family on my lot or neighborhood."
- I have always worked, even as a student often in low paying jobs but as long as I could pay rent, I had lots of housing options. This housing problem seems to be driven by people who lead a life of substance abuse and crime and society then tries to house them in a humane way. Without a lifestyle change a homeless person on the streets or in government subsidized housing does not change.

- Currently own 2nd home in Tacoma. Most important considerations were single family neighborhood with on site parking, some privacy from neighborhoods, safe for walking and biking.
 - Purchased our home & dealt with predatory lenders, medical issues, went through the crash & didn't lose our home, we were taken advantage of by a contractor. Now we would like to move, but we can't because property taxes and lack of inventory artificially inflates housing prices (could be remedied by releasing more bank-owned to house flippers) Likely will have to leave state soon for over taxation
 - Housing needs change over lifetimes. When young, starting out a nice apartment was perfect for me. Then marriage & family brings a need for more square footage. Some of the middle housing looks like it could be very nice for a small family, if amenities like play area or rec area were provided. Aging singles & empty nesters like to maintain their housing when affordable. More space plz!
 - We started in a rental, bought a rent to own, fixed it up, sold it, bought another fixer upper, sold it, bought a North End fixer upper. Are fixing it up to be our forever home.
 - "AFFORDABILITY
 - SAFE WALKING AREAS
 - NO ACCESS TO CRIMINALS"
 - "I've been living in the same house in Brown's Point NE my whole life, 30 years.
-
- I can't move anywhere because rent is too high.
-
- The only thing that is keeping me from being homeless is my loving family, but there are so many of us who don't have that.
-
- You need to do something. You need to HELP us, not just build new buildings to add to the market. There are plenty empty buildings here already."
 - My first house was old. A hundred years old. It had settled. It was too small for my growing family. We looked at building a second floor and the contractor listed in costs for permitting that were huge! Why charge huge permit costs and then "subsidize" affordable housing? It would all be cheaper if permits were cheaper (and simpler)
 - No, I did not struggle to buy my house. The adults in my house work. No one has a college degree. We are blue collar workers who believe you work for what you want.
 - We paid \$100k over asking price for our home while I was in university as an adult. Three rentals previously all had issues that could have displaced our family if we didn't have the means to move. First was mold, second was landlord not paying mortgage and third was the owners wanting to move back into the house because they couldn't afford anything either.
 - This survey feels very one sided and forces us to select only the options that the advocates for HIT already want. There's little/no opportunity to provide an opinion other than something that's aligned with the agenda. That's not exactly a engineered to capture what the people want. Its an echo chamber.

- My partner and I both have good union jobs. We were able to buy a house and did so mostly just to escape rising rents. Tacoma needs a massive jobs program like the New Deal programs of the 1930s (CCC, WPA, etc) and needs to build social housing. Developers, realtors and others trying to make money off of housing make the problem worse. Give people union jobs and good housing.
- Tacoma has developed in the past into a nice place to live. The current Government interference has been very detrimental to the livability and quality of life in the city. The current Home in Tacoma Survey is written and presented in a very bias way.
- clean up s & e tacoma. all the money goes to n.
- I envision the North End retaining its charm and historic homes; for it to not be inundated with apartments or condos or multi-family housing. I would love to see more ADA ramps on sidewalks in all the North End neighborhoods. South Tacoma needs a desperate clean-up and new development overhaul. More housing there with more family-friendly developments like parks, sidewalks, etc.
- "I live in a newish (1990s) readily walkable neighborhood in NE Tacoma with close by businesses. There is room for middle housing here, but there are also large missing sidewalk segments that are a legacy of the city's failure for many years to require off site improvements. One very positive step would be to fill some of those gaps yourself. Start with adding a sidewalk to your own library here.
- "
- I can't find housing and I can't afford it. I spend 3K a month in rent but can't get a home for that much.
- Not enough characters. I've struggled more than 5 times in 20 years. Couch surfing to roommates to studio to house share to ownership. At all points I have experienced the loss of a home because I didn't make enough. Rising rents, losing income, not receiving support in times of need. Now we pay too much and cut everything else. That's no way to live.
- Moved from the south in 2021 and bought a 900 SQ ft house for \$400k in late 2022. Luckily we don't have kids and the cost of our mortgage, among other factors, is making us consider never having them. Owning a home is utterly unachievable for a single person on a working person's pay. This is not sustainable and we need alternatives to the large corporate owned rental market.
- We just moved from the most expensive town in Michigan (Ann Arbor). We bought a house in Tacoma for 2x the price, in worse condition, with less square footage. Land and home prices are insane. Historical buildings? pfft. Bulldoze the drafty asbestos and lead filled tract homes and build electric, properly insulated 9-over-1 condo buildings next to every single bus stop and grocery store.
- "My family lived on the east coast where there were row houses, multi-generational units. Larger families can group their income together, to lower the affordability barrier.
- Having multiple units with one home, perhaps up to three."
- It took us over 2 years, looking at 100+ different houses to buy a house, just as the housing market spiked. We were very lucky. Beyond new housing permits, there should be serious caps on those able to outbid regular homeowners with all cash offers from flippers/foreign/local investment firms, which we lost out to on most of the houses we bid. Ask any realtor! Now we can't move cuz of high costs

- I had to move from my Eastside home, after 14 years, because the neighborhood became unsafe, due to gangs and teenagers that had nothing better to do than hang out and harass home owners. E. F. St. and E. 34th St. bluff. We now live in a much safer place.
- I bought my home from my twin sister in 2016, when her family purchased a larger home. Home ownership was only possible because we didn't have to get in a bidding war with others. We would love to be able to add to our home or move into a larger one in a neighborhood we love in Tacoma, but we are priced out of that possibility.
- I do not like multiple connected housing units. I worry about fires from connecting units and poor construction plus many other things that I have little control of. I think a lack of privacy brings up too many social issues.
- I bought my house in a neighborhood comprised of single family homes, if my neighbor sells and a developer purchases it turning it into an apartment building, the feel of the neighborhood is much different. No one wants to live next to an apartment building. All the new buildings stick out and look terrible in historic neighborhoods.
- As young married couple in 1972 we searched daily for over a year to find the perfect area for us. We had a realtor knock on doors, we drove neighborhoods, we knocked on doors and finally an original owner posted a sign. We made the purchase immediately in a lovely neighborhood with diversity. We both had professional jobs and worked hard to find our forever home.
- More single family homes owned by the occupants are the solution to a stronger Tacoma. High density housing never creates a sense of ownership or pride of where one lives.
- "I've owned 3 different homes in Tacoma over the past 30 years as my family grew and contracted when my kids moved out. Started with 860 square foot house, then to two-story with multiple bedrooms, then to a smaller retirement rambler with a view.
- "
- I have worked since I was twelve, saved money for every house and am still working at 75 years to maintain a clean, safe home for my family. Nothing has been given to me.
- Our ideal housing is to leave the West Slope alone. We purchased here 17 years ago because we loved the mature neighborhood and protected views. Our covenants allow for 1 home per lot and our lots run from block to block. We shouldn't be punished by threatening to change the look of our neighborhood, we pay the most in taxes and have earned the right to maintain the neighborhood we bought into.
- As a college student going to UW Tacoma I struggled to find housing in Tacoma even though my family has lived here for 3+ generations. All of my family had to move away from Tacoma due to the housing situations. Normal locals cannot afford to live there, we cant buy homes or even rent apartments. I had to move 40+ minutes away from UWT in order to be able to somewhat afford housing.
- i love mixed income models.
- We have lived in our house for 50 years and have no intention of selling/moving any time soon.
- Finding a house that I could afford meant adjusting my expectations and I'm happy to say that my little house fits my needs just fine even if it is not fancy and doesn't have all the amenities of a new house.
- We were able to purchase our home in one of the most dire economic times. We sacrificed to have a view and would be totally devastated if anything were to happen which negatively impacted the view after 40 years

- "Trying right now to find housing in a safer area that I can afford.
- I wouldn't mind cooperative housing or some kind of shared housing with different ages. Courtyards can make it friendlier and easier to meet people. "
- Moved to Tacoma to live in a dream home.
- I want to stay in Tacoma, I'm born and raised here. But recent housing struggles have made staying here a pipe dream. I currently stay in an unkept apartment, with a land lord that refuses to do upkeep simply because I cannot afford something different. I dream of owning my own home one day, so my new born son can have a yard of his own. I just hope that dream is here...
- Growing up poor, my goal in life was to work hard so that one day I could own a home of my own. I have scraped and sacrificed and now I do own my own house. I have given up many freedoms to work hard everyday so that I can live in neighborhood of single-family homes with sidewalks and trees. How is this emphasis on affordable housing going to affect what I have sacrificed & worked so hard for?
- Rents that are affordable
- Our housing crisis, mental health crisis and vision zero goals are interconnected. They can all be helped if our built environment is safe for pedestrians, fosters social connections and is affordable. Children, seniors, and disabled folk are all left behind by the status quo.
- lower permitting threshold and property taxes for in-building
- My wife and I live in a quiet Tacoma neighborhood of single family homes. This is the type of housing environment that we sought out when we relocated to Tacoma. Property taxes are high (~\$1000 / month) but gladly paid for living in this neighborhood of single family homes.
- I am single, and since COVID I work remote. I'm alone almost all the time and would love to get a house with a yard so I can have a dog. My old car just died and I bought an EV, but there's no charger at my apartment. There's a public charger four blocks away, but it was broken last week, so I had to leave my car at one nearly a mile away and walk back home to work. So a garage would be nice.
- In 2011, I found an apt for rent. It was 1000 sq/ft- 2br w/ wa & dry for \$650. I lived there until 2020 and with the rent only raising \$150, I was able to save the resources to purchase my own home. Before this rental- my housing was unstable.
- I moved to Tacoma and purchased a home that had amenities I wanted and could afford, using the equity from previous homes. I could not afford such a home when I first became a home owner. It is the dream of most home owners to live in their dream home, but most of us can't afford this. But by using the equity of the first home we can afford a new home closer to our dream!
- Trying to find a decent sized apartment at an okay price is really difficult. I'm lucky to have my current place but it is kind of in an inconvenient location.
- I have been blessed to have a support network to land when having to move between housing. I've also worked since high school and with roommates, and later in life on my own, have been able to afford comfortable housing. My ideal housing situation is a single family home with ADU for a parent or sibling
- I want a nice 3 bed, 2 bath home that doesn't look different or have a different style than my neighbors. I want a backyard for my kids to play and a garage that gives me off-street parking. I want a sidewalk and curb in front of my house with a well maintained parking strip.
- We have lived in our home for 34 years. Love our neighborhood of historic homes.

- Yes, we have had housing struggles. But we never wished our existing homeowners to be imposed by our needs. What we need is rent controls and low, low income housing. We don't need to destroy homes in Midscale to create housing nooses on young and old people. Home Ownership is what we need. DON'T TAX CURRENT OWNERS out of their homes. Who wins then? More homeless you create!
- I had to live with my parents to save money for a long time in Tacoma.
- I saved my money for a long time, then bought what was in my budget. From that first tiny house, I continued to work hard and save more. The next house was a step up from the first one, just like my jobs and the promotions that came with them. None of it was handed to me, I had to work for it. I moved into the neighborhood which I could afford, back in 1997. No handouts Tacoma!
- I am raising children in East Tacoma and own. The sacrifice is quality of life outside the home. Few sidewalks, restricted community center, closed libraries, etc. We depend on driving to places for anything, even taking walks, and the city is becoming anti-parking without a good infrastructure plan. So we're becoming like Seattle, tiny living near amenities or a home but you can't go anywhere.
- I am a 3rd generation Tacoma resident. I was born and raised in Tacoma in the 100+ year old homes. In my 30s I bought a home in a historic area to raise my family in. Its a shame to see that so much work is being done to get rid of old buildings, and for new buildings to be built in the name of "affordable housing" without actual citizen voices included in the process.
- "Ideal when all homeowners or renters in a neighborhood keep their properties cleaned up and the housing exterior maintained, regardless of housing price.
- Require special licensing conditions for short term rentals"
- I lived with my parents. We are now empty nesters. Our house is much bigger than we need. Co-housing builds communities. How can we incentivize & prioritize converting current SFHs into shared units? Our neighbors moved so they could share housing with their aging parents. We are trying to figure out how to convert our home into a multi-unit for family members or friends too. Emphasize this!
- Over the past 3 years I have walked most of the neighborhoods in Tacoma and have witnessed growth firsthand. There are a lot of blighted, neglected houses that could be developed. I DON'T like modern, tall, boxy buildings walling in older homes. I think density should be balanced with quality of life. Maximizing density without considering the need for parking, walking, pets, kids & safety is bad.
- "My two adult unmarried children moved home
- During the pandemic to save on rent money. "
- I own my own home and a rental house in Tacoma. Both are paid for. This is ideal as far as I'm concerned.
- I worked hard a didn't choose a ridiculous career path so I was able to afford a nice house in a nice neighborhood. That is all being threatened by poor enforcement of the rule of law and far too much development.
- I was able to purchase an affordable single family home when I was younger and escape poverty. Ideal housing is home ownership that is widely available--the 'American Dream.' Increasing housing density, such as through HIT's preference for multifamily housing, will decrease available single family homes for young people, and prioritize developer- and landlord-owned multi-family housing.
- "Ideal housing shouldn't trample upon and ignore the fabric of existing neighborhoods.

- Respect local CC&Rs!!"
- "We bought our house with the G.I. bill. A small square of yard, schools nearby, a park &
- a decent walking area was important for our kids. We got SOME of those things, unfortunately crime & homeless individuals dirty up the block. Now we feel trapped. Our kids are not safe. Ideal housing would be a neighborhood with mixed income (low/high) & a variety of housing, keeping each other & check. "
- I appreciate the neighborhood feel of Proctor and the North and West ends. It is one of the things that brought me to Tacoma. I left Portland which added housing in disruptive ways. Midrise buildings with no parking which caused many issues in the neighborhood for residents and for businesses and restaurants which needed parking for patrons.
- Tacoma is where I ended up after years of home ownership. It was a destination not a beginning. It's smaller town appeal was what we were looking for. Tacoma is very diverse and offers everything that WAS good in Seattle. Please don't make Tacoma what Seattle has turned into. If you're looking for a model because you must change, look to Bellevue.
- When I was first pregnant, landlords could refuse to rent to families. Four years later, in a different state -- same thing. Years later, I am in a house that I love, in a neighborhood I love, but because there are two bus routes that roll by empty once an hour, I am living in a transit hub and the modest bungalows around me could be replaced by midscale apartments. It hurts. 400 ch not enou
- We bought an awesome craftsman house, over 100 years old. Of course, right after we bought it this stupid new housing crap came into place. Just what we need, more people, which means more crime, less privacy, less green spaces, less parking, more traffic, less historic buildings and less old beautiful craftsman's. Thanks for ruining Tacoma. Anything to make you greedy a-holes more money. 👍
- I've lived where affordable to me, with roommates when necessary. AND I've worked to pay for my housing instead of expecting government to give me keys to an apt/home. Subsidies or incentives given to "developers" is stealing taxpayer funds to artificially lower housing costs.
- Was home less more than once in my life but kept trying until I found a job and worked my way up to better housing, but it was not a quick journey
- Long time Tacoma resident that has lived in many parts of town before I purchased my home. A home that I found that needed a lot of TLC and over time made small improvements to make my home and community better.
- I have over the past five years had to attend meetings regarding rezoning of two of my properties neighborhoods. In both cases the views are being challenged. I am not opposed to growth just the infringements on someone's property value. Honor the height restrictions already set by the zoning committee. Give incentives to homeowners to add ADU to their properties,
- We worked hard to own our own home. For 50 years I have maintained it & the rentals- from installing flooring to painting, to cleaning and to doing all the business that must be done to rent to people who are not always mindful of it being someone else's. That said we would not do other wise. It has given us the freedom to be self employed and to help some of our tenants to purchase our property.
- Help your citizens keep their homes and the amenities they have come to love about their neighborhoods. This new zoning is a development dream and a nightmare for the people who live in our city.

- My ideal housing situation would be one that is litter-free, where residents take responsibility for maintaining their yards and homes, and where there is a strong emphasis on neighborhood safety and security.
- Work hard and you'll succeed at buying a home
- Keeping historic homes that are important to attract city dwellers.
- We worked hard to owning the house. We continue to make sacrifices in our lives to afford the mortgage. When we begin to see people moving in and not taking care of keeping the neighborhood appearance, the traffic getting worse, crimes going up, and over building, we are disappointed that our sacrifice and hard work to live here is not rewarded.
- My husband and 3 children moved 22 times in our 34 years of marriage. We are finally in our dream home on the west slope. Our neighbors are diverse and fantastic but if you add what you are suggesting the integrity of what we have worked for our whole lives for will disappear in a flash. It will dramatically change it and not for the better.
- I saved for 10+ yrs to get a down-payment to buy my first home. I didn't travel or get expensive clothes & had roommates, so I could save. I went to college at night so I could work full time. I had to rent part of my first home to be able to maintain it--new water heater, roof, fix leaks, etc. I kept saving so I could afford a larger home with a yard. All as a single woman.
- "We were homeless and discriminated against.
- We eventually moved out of state and found temporary stable housing. We then moved due to poor property management and unsafe neighbors.
- I wish there was a stable program/home for us while we received welfare and college goals. "
- I have lived here my whole life. Housing has become extremely expensive. Ideal housing that would allow for entry level housing at various incomes would be tall, multi-family housing in areas where views are not disturbed or destroyed and where the developers would be required to include underground parking, bus access, sidewalks, and parks and recreational areas associated with the housing.
- Living in Tacoma I see and hear stories of families not able to afford rent and having to live in cars or with family and friends and this is just wrong. We as a community should of never gotten to this point. Not sure how housing keeps going up when income doesn't. That is a plan for disaster that we watched happen. Get these people off the streets and into home as soon as possible.
- We purchased our home in 1996 prior to the birth of our three children. They are now young adults who cannot afford to live (rent or buy) in our (Proctor) neighborhood
- I was evicted for no reason and it was allowed before the housing laws changed. Now I have an eviction on my record. People who were served evictions just so that landlords could take back the property and who did nothing to earn those evictions should have them erased from their records.
- We bought in 2020. We purchased a house that had been on the market for quite a while because investors were offering hundreds of thousands over asking for homes, overvaluing them to the point a single family would not be able to get a mortgage for the inflation.
- I wish Tacoma would stop building and start forcing neighbor towns and city's to take on some of the issue why cram thousands of people within one square mile I think if there wasn't so many people in the same area some violence will stop because you would only hope that the drive to do the crime would give them a chance to reevaluate the situation there's no crisis in housing expand out.not up

- Yes, but good transit options meant that I could live in a more affordable area until I could increase my savings.
- My main concern with housing in Tacoma is the lack of adequate accessibility to quality business districts. If we grow housing there should be an equal amount of commercial property to go along. Specifically, make it easier for small business to get the doors open. There are many opportunities for business in Tacoma but rarely afforded by individuals or independent owners. Permit costs/high rent.
- Housing in Tacoma is insanely expensive and it breaks my heart to see so many lovely people and businesses leaving, as well as the horrific conditions those who live on the street are forced into, whose only city response is police and subpar "services". If we do not slow the roll of non-local ownership of property, this city will lose its soul in the next couple decades.
- I have a 7200 square-foot lot with a 1600 square-foot house pushed to one side. There are three houses across the street, to my one lot. I want to build a tall house next-door and either rent this house out or sell it. Currently with zoning, I'm not allowed to, but clearly there is plenty of space to do this. I'm hopeful that zoning standards will change.
- I would like to see dense high rises in Tacoma that are zoned for section 8 so housing wait lists are reduced drastically and people who want an apartment can easily get one.
- A three-story townhouse with a rooftop deck up against the sidewalk with a small back yard within four blocks of a rapid transit station and business district with a dedicated angled parking space on the street. They are impossible to find in Tacoma, but are the norm in urban parts of Canada.
- I have been pleased to see the diversity within our established neighborhood. This includes families, most with children, purchasing homes.
- It took a long time to save enough for a home. I was middle aged when I finally had the down payment. I looked for and made offers on houses for a year and a half before getting an affordable house in a safe neighborhood. While I want everyone to have a home, I love my single/duplex neighborhood where I feel safe to walk my dog at night. I have anxiety about HIT negatively impacting that.
- No, I don't have a story. I was always lucky with housing
- "Our family spent several years couch surfing while saving as much as I could for a down payment. We were extremely fortunate to be able to buy a house in Tacoma before prices seemingly doubled. We ended up leveraging all of our funds and using down payment assistance.
- We can't imagine buying today. We'd probably look in Tacoma, but settle elsewhere if we found something more affordable.
- My ideal housing would be the ability to have a single family home in an area served by frequent and convenient transit, and walkable to life needs such as groceries and schools, but not have neighborhoods of only single family housing. It is possible to see in Tacoma if developers were able to purchase lots to convert to dense housing and shopping, and to expand light rail significantly.
- "There is a base idea that Tacoma HAS to grow. We need to reject that. Just because you want to live somewhere doesn't mean you get to. Building more housing means more pressure on already overwhelmed parks and infrastructure and public amenities.
- Stop focusing on missing middle that achieves nothing. Build high density in the downtown core. Downtown density is vitality."

- We have multiple generations in our house as well as siblings in our home. Being able to grow the housing footprint on our existing property is very important to our quality of life.
- I'm in my ideal housing situation. I purchased a single family 1000sf home in 2019 with dedicated alley parking and have a basement for storage. I would love a ramp for the entrance so my father could use his walker to go in and out.
- I'm fortunate that I haven't had much of a struggle to find housing in Tacoma. I have benefited from family assistance to buy my first home that I was able to sell at a large profit to purchase my second home.
- I was 42 when I purchased my home. I received assistance with the Homeownership program. I appreciate their assistance. but looking back it was a form of redlining bc they would only help purchase homes on the Eastside or Hilltop.
- Allow historic areas in Tacoma to preserve some of its charm rather than replace the areas with high-density apartments.
- A clean and safe environment which preserves both vintage buildings and the tree canopy of a neighborhood.
- Have always been fortunate with income and house buying opportunities, and realize it.
- My ideal situation would probably be living in a condo in a walkable area. I am disabled and can't drive and having less upkeep and no yardwork would be a blessing. We have our adult kids living with us and it is hard to find something like that with 3+ bedrooms that doesn't cost a (literal) million dollars.
- I am fortunate. I own 2 houses. I rent one. I would prefer to be where I can walk to the store. I am older and I don't drive at night. Eventually I would like to be in a multifamily building with my family but there are so few, I would have to knock down a house and build anew. Younger families would probably love to live in my current house but I can't find an apartment that meets my needs.
- We purchased a smaller, single family craftsman home in Tacoma in our mid-20s. We loved where we lived (close to a park and some local businesses), but we needed more space. We saw value in it's historic charm so instead of tearing it down or moving elsewhere, we demolished the existing garage, and designed and built an addition which allowed us to better utilize our lot (more sf and more yard).
- Lived in the Hilltop neighborhood for 4 years in a 4-plex. The building was privately owned and was very affordable. The owner sold to CMA group who drove up prices of rent, water/utilities. They even installed a new pay-per-use washer drier unit that was more expensive. We had unhoused encampments set up next to us. This brought rats, crime, and fires. Luckily we were able to buy last year.
- My household had a series of fortunate home purchases that allowed us to keep our housing very affordable. However, we had planned to move into a better area, but we can no longer afford to leave the house where we currently live without putting heavy financial stress on our family. My ideal housing situation would involve 4+ bedrooms or a mother in law unit with a yard large enough for a garden.
- I did shared housing in a two bedroom with three other people for a while and I just bought a condo last year with my now fiancé. I like to be close to our corner store and the walkability.
- Our ideal housing situation is to live in a 3 bedroom house with a decent sized yard for our 2 kids and dog, in a very walkable neighborhood with a park and a library nearby. Ideally there would be some parking on premises to help deter property crimes.

- Please provide more creative options for the un-housed. Build mobile shower facilities, provide garbage service and install lockers for their valuables. Convert vacant buildings to temporary shelters and transitional housing facilities. Allow boarding-house style facilities and cottage housing (dorm-style rooms with shared kitchens/bathrooms/storage).
- Our housing story began with finding an older home that required remodeling over time as funds became available. Our expectation was to invest time and resources in building our starter home into the family home it became. That included compromise and assessing priorities; everyone cannot immediately get what they want when they want it. Our neighbors believe in helping hands not hand outs.
- As I age, I would love to live in a multigenerational living situation, either multiple smaller homes on a lot with a community space or something like a triplex with a community space (yard.)
- Housing is really expensive at the moment for houses that are over 50 years old. They'd require new renovation and it seems impossible to get a good price for a deal
- Work hard, saved money, purchased a house. Continue to work hard and take care of my investment and my neighborhood.
- Leave housing as is. Tacoma is a great place to live and is growing appropriately. This should be allowed to happen organically. There's no need to try and manipulate the market for some predetermined housing model. That will only lead to the wrong model because one can't predict the needs of a complex city. This will also drive up housing costs with artificial scarcity. Please stop.
- You have heard this story from several residents and have chosen to ignore it! Tacoma wants single family neighborhoods where children are safe, we walk to schools, shopping, and parks! We want more greenspace. But once we find a home with these attributes the city planning commission takes these away and puts in multi-family housing using tax payer incentives. Use my tax dollars to increase parks
- divorced paying child support and all comes a son. needed a stable place to raise him. Now that is done and this old house has out live it's useful life. It is time for change, I hope that I can leave this neighborhood better than I found it.
- I have lived in the Tacoma area for 60+ years. Single family housing AND multiple housing can co-exist. Input from existing homeowners on the new building in their neighborhoods should be given much consideration. Some of the recent multi-unit developments by the Tacoma Mall and on 6th Ave are examples that don't fit in the neighborhoods and don't give the tenants an acceptable living space.
- My ideal housing is an old house in a single family historic neighborhood. Guess I'm going to have to move out of Tacoma.
- I bought because I think rental companies cut corners in Tacoma. Luckily I could do that. One building had a slamming front door. Another companies had water damage in the doorway of the apt in a new building on MLK and all they had to do was replace the seal in the door. I told them to replace or I'm telling the city you are being careless with what they gave you to care for so now I did.
- Retired, w/disabled daughter. Bought house in 90's. House is 100 YO and we put A LOT of money into it so it would be here for another 100 years and other families. Yet It would never be considered a 'historic home or significant'. Now, taxes and crime going up. City zoned me 'mid scale residential' but only sf all these years. I'm scared I won't be able to afford my house in 10 years.
- Ideal housing would be created with a consistent plan, vision and a with view toward the future. Will we have beautiful neighborhoods like the ones that exist in north Tacoma? Or will we have a

random hodge podge of housing determined by developers who are mostly focused on making a nice profit. Ideal - sidewalks, street lighting, adequate parking, architecturally pleasing housing.

- "I, as a disabled, chronically ill retiree, am finding it harder to keep up with the dramatically rising property taxes (\$6600+!). Tie that with trying to find skilled people to work on my house and actually do a good job in a timely manner (and not fleece me)
- is getting very hard. Waiting 6 to 8 months for a handyman, two months to get my landline/internet connection fixed, etc. is frustrating."
- I am very fortunate. I have been in what I consider an 'ideal housing situation' for 20 years and it would probably be beyond my budget if I were home shopping today. What makes it ideal? -- Shopping is within walking distance. The neighborhood is stable so I know those who live around me and there is a sense of community. I have a yard.
- Started small and worked my way into a neighborhood that I could afford. Worked hard to improve that home and the neighborhood as a whole. Hard work and personal investment into my community improves the city as a whole. I hope each community/neighborhood can succeed in building a better place for our residents and in that way a better place for future residents.
- Moved 22 times: 10 rentals; 11 mortgages; 1 owned. Felt "rooted" where home ownership significantly prevailed. Wanted to live in an old neighborhood with a small scale shopping district that was walkable. Prefer pre-WWII sturdy homes designed as bungalows; small tudors etc.; identical set backs; mature trees All ages; races; religions represented. Spent 20 yrs in post WWII housing, boring!
- I worked my hands to the bone to afford the house I am in. The population that wants free housing or subsidized housing do not seem to have that approach
- I think the block on N Yakima between 11th & 9th is a cool example of middle housing fitting in nicely. Reuse of existing historic buildings (Buckingham apartments), and large trees that give shade help blend everything together make a great place to take a walk, breathe, and appreciate living in Tacoma.
- Yes. I longed for an old house in a safe, upscale neighborhood. I worked hard all my life, starting with renting apartments, then houses, then buying most homes, until one day, at the age of 47, I could afford to buy the worst house in my neighborhood, which I put sweat equity into so it would fill my dream. That is how it works. Keep zoning consistent.
- I worry about my kids. They don't make the kind of money to easily afford their rent. If their landlord, which is a corporate entity, decides to raise their rent even by \$100, their quality of life is significantly decreased and the likelihood that they could find themselves houseless is significantly increased. I would rather have apartment buildings in my neighborhood than tent cities.
- I bought a house during the last few minutes that a normally employed public employee could afford to buy anything. Now I couldn't afford my house for 3 hours in any direction from here. That needs to be fixed, both from an affordability perspective but also from an average salary assessment perspective for the area.
- We are a young family who would like to be in Tacoma forever. We have roots in the area, and went to live in bigger cities before coming to Tacoma to start a family. Tacoma is special. But we want SAFETY. Please don't turn it into Seattle, no community or soul in our experience. A \$2,500 1 bed apartment is not affordable housing... stop abusing the term in the name of equity.
- We need our city centers to have good public transit, employment opportunities, and high density housing. We need shopping, food, and small parks packed around each of our small city centers. It's

criminal that you can't buy a loaf of bread on 6th Ave near UPS. Our bike shop employees shouldn't have to commute from Puyallup. Our historic neighborhoods should be preserved and celebrated.

- Historic neighborhoods with local bodegas, parks and open spaces, pedestrian infrastructure, community buildings for markets and classes, parking and single family housing.
- Long time Tacoma resident
- "I have benefited from living in small three story older apartment buildings to houses turned into apartments and owned a home.
- They did not have extra or fancy amenities thus the rents remained lower. "
- I moved here to buy a house and we found a house we love that we can afford. I love our house and our neighborhood and am so glad to be in Tacoma.
- Downtown Tacoma has so many spaces that are empty. Why can't we create high density in downtown Tacoma.
- We had to both work at full time jobs to afford to buy our present day home 50 years ago. It's a modest 1500 square foot home built in Tacoma's north end in 1939. To us, it's an ideal home in a walkable neighborhood, surrounded by a variety of other modest older homes. We enjoy our big fenced backyard and its 5 mature trees. Over the years, we've done our best to maintain our house and yard.
- 30 years ago we purchased our forever home right here in Tacoma. Sadly our vision for Tacoma and the living the American dream has not been universally enjoyed. Urban corridors such as Pacific Ave and other arterials on the transit grid such as South 19th, 6th Ave, Mildred, 56th, 72nd can and should become the transitional areas for seemingly favored higher density mixed use redevelopments.

END