

Question Report

Topic

Home In Tacoma Informational Session TUESDAY 07/06/21

Webinar ID

810 3390 3352

#	Question	Asker Name
1	What does this question mean?	Kim Beckner
2	The poll only includes answers that support infill.	Chris Skilton
3	Meaning what is this project about?	Kim Beckner
4	There should be a 'none' option	Anonymous Attendee
5	This only works if you choose an option for the first and second questions. Many respondents won't have a preference they'll want to choose in one or both categories.	Frank Jones
6	I can not submit... it is grayed out even after I check my response	Dawn
7	The poll forced me to pick a benefit - I couldn't submit without it.	Anonymous Attendee
8	Why isn't there an option for "No benefits of infill"?	Brian Johnson
9	I continue to be concerned about the large number of people - working - or on disability payments who try to survive on \$1000 or so each month. They can't find anywhere to live but are doing all they can to survive. Many are making \$15 to \$17 per hour. How does your plan address this type of situation?	marilee hill-anderson
10	Submit is greyed out on mine	Anonymous Attendee
11	There is no option for none of the above....question presumes respondent agrees with one or more of the statements.	Eric Munn
12	The survey is rigged from the beginning. I see no potential benefits to infill housing, but there was no response to say that. To submit the survey, I had to put an answer down, suggesting I favor the proposal.	Anonymous Attendee
13	Why is this poll so biased in favor of the project.	Karen Kelly
14	I cannot move to a subsequent question without answering the first	Eric Munn
15	Why was there "none of the above?"	Anonymous Attendee
16	We didn't even see the concern poll? Your technology is lacking. This is why we need an in person meeting.	Anonymous Attendee
17	Zoning: My beautiful, well kept block has been identified for Mid Scale BLDG. I have no problem with having ONE midscale bldg on my block, but NOT multiple mid scale bldg. Can zoning be changed to start change more slowly and only change a block by one or two bldgs?	Cheri Solien

18	What types of services will be available to residences of these homes? Mental health? Transportation? Safety to neighborhoods? Drug and alcohol issues? Gang issues?	Patricia Barre
19	What is the population goal of this project?	Debbie Johnson
20	how does the current HIT program decrease gentrification or encourage home ownership? Any houses turned into rentals results in less houses to own and therefore reduces Supply and results in increased home prices	Ben Ferguson
21	Pierce transit need to better service to Tacoma citizens. later rush hour services. Also later transit services during the weekdays and weekends. The city should look at Contracting with Metro King County to service the City of Tacoma for better services to our city.	J Fish
22	Why can we not talk to the City Council and we could not see the poll, none the less take part.	Chuck and Ann Brock
23	How do we ensure that large rental investors have our city's best interests at heart.	jillgoodman
24	Transient neighbors have no stake in any given neighborhood, often leaving the community or dwelling in a lesser condition than found.	Anonymous Attendee
25	I was unable to scroll down to see other questions/statements on the poll. So I saw the rest on the results. And I do have most of the concerns listed.	Karen Kelly
26	What residents? If we haven't heard of it doesn't seem it was a wide number of people.	Kris
27	How many households are tuned in via Zoom tonight?	Dana and Charlotte Ash
28	we couldn't take the last 3 pages of the poll until we chose at least 1 item on the first page--which included only supportive comments.	Rebecca S
29	How is low oncome housing determined 'low income' , I've heard the new high-rise near Procter Post Office though small in size and amenities are very expensive.	Anonymous Attendee

30	What is the measure or target for “affordable housing?”	Debbie Johnson
31	How does the city identify “Character & Quality” of a neighborhood or surrounding houses? Is Tacoma’s piecemeal approach to development and “free for all” design oversight clear enough to really resist progressive design opportunities. Tacoma is sorely in need of quality design and increased building stock. anything that gets in the way of modern progressive design (either urban or architectural) should be stamped out before Tacoma codifies bad design.	Anonymous Attendee
32	We didn’t hear any of the video!	Kris
33	What the City is proposing is such a radical approach to zoning? Why doesn't the City propose a more measured approach by piloting a few areas where infill housing could be best supported (areas with robust transportation options and walkable community services) instead of making these changes citywide? You could do a proof of concept and if/when the outcomes meet project goals and there are no unintended consequences, then you are more likely to get better community buy in to go citywide.	Anonymous Attendee
34	They were biased	Kris
35	How exactly will this change contribute to affordable housing?	Gayle Rieber
36	How can the city resist NIMBY-ism (Not-In-My-Back-Yard), as this is literally people who are concerned about their homes (and backyard). How does equity play a role?	Anonymous Attendee
37	Please consider adding unit-lot subdivisions to the low-density program to enable Fee Simple ownership opportunities for duplex, triplex, cottage housing, and townhomes. This program would provide MORE opportunities for people to purchase lower-cost homes and IMPROVE the likelihood that people in the new homes will care about upkeep on their properties.	Ben Ferguson

38	In this socialist vision, how will existing home owning taxpayers be able to afford the much higher taxes that will be needed to cover the millions and millions of dollars of expenses that developers don't pay (because of up-to-24-year tax exemptions) and the subsidies you are asking us to pay for anyone who wants to live in Tacoma but can't afford to? How will we be able to pay the taxes on "highest and best use" once the zoning changes?	Anonymous Attendee
39	Why isn't this proposal something that is voted on by citizens of Tacoma?	Brian Johnson
40	will 7/13 be in person meeting?	Rebecca S
41	How has the plan been updated during/since recent events? The housing market is completely volatile at this time due to major shocks to both supply and demand during COVID. How have long term impacts of major demand shifts been factored in? Currently, it's impossible to forecast a year out, let alone through 2025.	Asiyah Fox
42	If this is such a great thing why don't you put it to the ballot. For something that changes Tacoma so drastically residents should have the ultimate choice.	Kris
43	Why isn't a referendum that impacts every citizen in Tacoma not put to a vote of the citizens of Tacoma? Simply put, have the following options	Dave
44	How does someone join the planning commission?	Rebecca S

45	change current single family only to single family and low density	Dave
46	What guarantees are in place that make the new housing affordable, incentives are not guarantees.	Kris
47	Why is the timeline for this being pushed so quickly. There needs to be more time to study this.	Mary Ann Haglund
48	change cr	Dave
49	What if the people of Tacoma do not want the City to "take action?" We should have a Referendum to determine this before proceeding.	Chuck and Ann Brock
50	please send us your references based on science that clearly show that building more new housing units will cause a reduction in the cost of housing.	Geoff Corso
51	Housing prices are rising across the country. The reason for this does not seem to have anything to do with local conditions at all. Has this been studied by the city at all?	Randolph M. Fritz
52	change to single family and medium density	Dave
53	Why did you explicitly remove business districts. We have many failed business areas across the city. Adding housing integrated into these districts would help those districts without destroying our neighborhoods. Why are you not focusing on this?	Tim K
54	Graph: https://www.calculatedriskblog.com/2021/06/real-house-prices-and-price-to-rent.html	Randolph M. Fritz
55	what are the statements about the housing "crisis" based on?	Rebecca S
56	Currently, there is higher demand for single family than multi, so how would this be addressed in limited single family supply?	Asiyah Fox
57	please show us your science references that clearly show that up zoning will reduce the cost of housing.	Geoff Corso
58	how will individuals be able to bid against deep pocket developers for home sales	Karen Kammerer
59	Has there been economic modeling? Any projections of costs and rents if these proposals are implemented?	Randolph M. Fritz

60	Why are the many new developments and construction in Tacoma, [Point Ruston as example] deserving of an eight year tax exemption. This is an opportunity for growth, however as usual the developers are cleaning the pockets of all Tacoma's tax payers.	Anonymous Attendee
61	People move to Tacoma to have a home where they can raise a family, not a hamster cage.	Kris
62	Lastly and most importantly, keep single family zoning as is. the option that has the largest vote count would be put into effective	Dave
63	What is the relationship between transportation and infrastructure improvements that would be required to support growth at the scale Home In Tacoma is aiming for?	Anonymous Attendee
64	Could you define 'extremely low income' - 'very low income' and 'low income?'	Anonymous Attendee
65	Why isn't downtown part of this plan? What ever happened to the Foss Waterway development? How can a city wide plan not include downtown?	Karen
66	And, finally, what is to prevent speculative developers from just moving in, tearing up existing neighborhoods, and building poor-quality housing which no-one actually wants and will be abandoned when the apparent speculative bubble collapses?	Randolph M. Fritz
67	isn't there enough high density zoning already without destroying neighborhoods?	Karen Kammerer
68	please show us your science references that clearly show that real estate investors are voluntarily building new housing and asking below-market rates.	Geoff Corso
69	there are not many 2500 Sq ft houses in Tacoma. how can having a house that size be enough of a problem to aging in place to even mention?	Rebecca S
70	How can you promise affordable housing with the current tax break situation that does not incentivize developers to provide low income units?	Karen
71	How does this policy address/support rent and renters?	Anonymous Attendee

72	Rent control is key for seniors staying in there community. 400.00 to 500.00 for good clean housing for low income. Also Solar and Wind power to reduce utilities cost to we the people.	J Fish
73	A substantial part of the crisis is the limited availability of single family residential housing. No house stays on the market for more than a few days, and bidding wars are taking place. This plan will make that situation worse, pushing more people of means out into the county in search of more land and open space for SFR. How do you respond to that comment?	Karen
74	Please consider adding "OWNERSHIP" to the Project Goals. Replacing many owned SF homes with rental multifamily results in more pillows but less long-term economic stability. This plan should make the priority to add as many home ownership and rental (at all economic level) possibilities	Ben Ferguson
75	what is the maximum occupancy for Tacoma? will we become new York?	Karen Kammerer
76	oh, yes. What, if anything will be done to prevent landlords from abusing their power in the all the proposed new rental housing?	Randolph M. Fritz
77	Has the City looked at any other cities for reference and case studies? Can you share specific policies that influenced the city's approach?	Rory Stevens
78	Tacoma wants to build their tax base, this is clear. Where are all the jobs the affordable housing on bus lines so needed for?	Anonymous Attendee
79	Why don't you re-zone the land along the Hylebos Waterway multi-family residential/retail? They we could reclaim the Hylebos waterway away from Heavy Industry (this land has current land use conflicts with existing residential in NE Tacoma).	Anonymous Attendee
80	Are any of your affordable housing policy recommendations based on scientific research rather than only supply-side economic theory?	Geoff Corso
81	1. Where is the data that supports the plan? i.e. how do we know the plan will meet the goals? Won't this zoning change just be market rate housing? 2. How do we know the city will actually implement design strategies, when they never got very far with the 2009 zoning changes?	Anonymous Attendee

82	Fire sprinkler systems should be installed in all affordable housing units no matter the height or fire flow requirements. Whether it's retrofitting existing buildings or all new construction projects need to have true fire protection, fire sprinkler save lives.	J Fish
83	Renewed by whom?	Kris
84	Please explain the tax that was already passed for the trust fund.	Alice Hawthorne
85	Where can I find the data to support the 'missing' middle housing concept?	Asiyah Fox
86	Will property covenants be affected by these proposed changes? If so, how?	Anonymous Attendee
87	How much of this is being driven to procure Federal Funds? Do we really want the Feds telling us how to run our city?	Chuck and Ann Brock
88	It was said that "40% of Tacoma household are 'cost burdened'" What ate the demographics of these households?	Dawn
89	You need better transit on the Eastside of Tacoma connecting people of color to downtown Tacoma. Once an hour bus service after 545pm and the Weekend bus and transit system sucks. In a city over 200,000 in population we are so far behind. we must do better.	J Fish
90	Sorry..."What are the demographics of these households?	Dawn
91	To Andrew: three of your fellow planning commissioners voted against this plan. What were their concerns?	Karen
92	Why is it assumed there will be a Phase 2? Isn't it possible that the City Council could reject this proposal?	Brian Johnson
93	If you have established/completed neighborhoods (governed by HOAs), why would you make some of the lots low-scale and some of the lots mid-scale?	Anonymous Attendee

94	Will the final Plan expressly acknowledge local covenants and make clear that they will not be affected by any zoning changes?	Mark Lewington
95	Was any demand analysis or forecasting performed?	Asiyah Fox
96	Are people in new zoning areas going to be forced to sell to developers?	Kris
97	By regulatory controls to assist affordability are you talking about controls on rents or prices? Please explain.	Rebecca S
98	Why is the Home in Tacoma Project so hostile to Tacoma history-enthusiasts who want to preserve a relatively small percentage of old, historically important structures, calling history enthusiasts "NYMBY," "Elitists," etc.? Where is the equity that the city is advocating?	Geoff Corso
99	How can you propose mid-scale housing in an area that doesn't have daily transit service?	Anonymous Attendee
100	Is there a reason you are ignoring my questions?	Kris
101	How will property taxes be affected by the plan? Will this be a wealth transfer?	jillgoodman
102	Has there been any serious discussion around doing a trial before rolling this out citywide? It seems to me doing a smaller trial project first would provide good learnings that could be built upon going forward. If you just push changes this dramatic out to the entire city in a single phase, I think you are setting up the city for a lot of those "unintended consequences".	Richard O'Neal
103	What is the best way to contact City Council members to discuss this project?	Brian Johnson
104	WHY is the city so focused on inflicting this zoning change on the whole city rather than focusing on adding housing density on property that has been vacant for decades-near Transit and jobs????	Rebecca S

105	design and scale is only important to the “HAVES” whereas the thesis of this policy push is to provide choice affordability and agency to the “HAVE NOTS” - how can you make sure community input does not skew toward us “HAVES” that can join a zoom call to speak towards our privilege? Or, how can you counteract the vocal minorities of privileged single-family home owners so it doesn’t corrupt this much needed change?	Anonymous Attendee
106	How can you propose mid-scale housing in an area that doesn't have any services/retail/etc. walkable (NE Tacoma)?	Anonymous Attendee
107	1. How is the city going to keep these infill units 'affordable'? it's still supply and demand, just because the housing types are diverse does not mean that they won't come at a premium (especially with prices of new builds being at all time highs)... Tiny homes in Seattle are selling for \$1.5-3 million depending on lot size & view. As more people move here, the cost will rise and I don't see how a city can stop that - or will want to stop that because the city makes money off the taxes of non-rental households. 2. How many real estate professionals do you have advising you on this project? I personally think it's crucial to have Real Estate experts helping guide the council / committee on something so important to homeownership. 3. How many rentals are we talking vs actual homeownership opportunities? 4. Is this a done deal no matter what us homeowners want for our neighborhoods?	Anonymous Attendee
108	*The website is actually missingmiddlehousing.com not missingmiddle.org	Alex
109	Why is the city allowing real estate investors to build multi-family buildings with less than one off-street parking spaces than units in the building?	Geoff Corso
110	What happens to property taxes when more density is the norm?	Gayle Rieber
111	Super concerned about how to cram more people in our set boundary city limits and not have a parking and traffic problem leading to overall safety issues. I just don’t get why to overpopulate our city and ruin neighborhoods.	Kim Beckner

- 112 Elliott's presentation states that low-scale housing(in some circumstances) would allow four-plex and small multi-family housing. What are those circumstances where four-plex & small m-f would be permitted? Please define small multi-family housing. Jane Evancho
- 113 Are there any incentives offered by the city to help rehabilitate dilapidated properties to allow more rentable units? For example an elderly homeowner who purchased there home for 7k in 1973 but now doesn't have the income to make the improvements needed or cant afford to refinance because the monthly burden will be more than their fixed income. So in order to age in place help turning a single family into multi family so that an elderly person can age in place while also providing more rentable units. James A Fisher
- 114 Again, your recommended scenario chart leaves out the business districts, mall area, and downtown. So you are not presenting an accurate reflection of the multi-family housing in your numbers. Why are you showing inaccurate data? Tim K
- 115 Developers not from our area, even from out of state or out of country would be interested in investing in Tacoma, purely for profit and have no stake in the impact of home values of single family homes. AND the ever increased taxes paid that the city often forgives for developers. Anonymous Attendee
- 116 People with disabilities can't walk up these mountain goat hills of Tacoma. J Fish
- 117 Setbacks are absolutely necessary, can the MUC also be revised so that we have vegetation and mature shade trees to reduce the urban heat island effect? Karen
- 118 "Cars tucked behind"--so parking would be provided for? Rebecca S
- 119 With such an obvious need to reform single-family zoning (SFZ)in this city, why is any SFZ being preserved in this plan? Why is SFZ not wholesale being converted to at least low-scale residential? Troy Serad
- 120 What are "strong design standards?" jillgoodman

121	North Tacoma has the most dense neighborhoods, and this is where real estate investors want to build more multi-family buildings. How is the city going to force real estate investors to build multi-family housing in East Tacoma, South Tacoma and West Tacoma?	Geoff Corso
122	where will cottage residents park?	Rebecca S
123	The setbacks shown in the cottage housing example are insufficient, they do not allow for mature vegetation - very few people will allow mature trees that close to the structure	Karen
124	The City can't keep the roads of Tacoma maintained right now... so why would we grow density without first fixing our roads and increasing the capacity on the main arterials?	Anonymous Attendee
125	Are you proposing a design review board to uphold these standards?	Darin & Kelly
126	These do not look compatible.	Anonymous Attendee
127	Is the goal for homeowners to update their individual lot or can groups of homeowners come together to design something larger?	Sandy Anthis
128	the medium density examples you include do not reflect the number of parking stalls required, parking is going to take a lot of space for multifamily buildings.	Ben Ferguson
129	Who decided these look compatible?	Kris
130	I have noticed new construction on 6th avenue of multi family units , one smaller one just west of Stevens that is an eyesore on the street side. Also A very large development west of Mildred that also is built up right to the sidewalk, and looks like a business park with no doors on the street. Very unappealing to look at.	Anonymous Attendee
131	What will happen if people don't want to sell to developers and this doesn't happen? Will the city force this?	Kris
132	The Home in Tacoma Project proposal is a significant, city-wide change in land-use that will increase demands on the sewage system and the storm-water system increasing the pollution of Puget Sound, why is the city arguing that there is no need for a state or federal environmental review?	Geoff Corso
133	So why did the building next to the Proctor Post Office get approved? I realize this was approved before Home in Tacoma but the scale is WRONG.	Anonymous Attendee

- 134 Moving forward on infill housing program in the City of Tacoma, we need to look at adding more firefighters to our short staff Tacoma Fire Department. More multi-family housing be added we need increase our firefighter's and also fire apparatus i.e. more Ladder/truck companies need to be added with a minimum of 4 fighter plus a fire officer. Also fire sprinkler requirements should be strengthen to save lives to our community. J Fish
- 135 What will the approach be to growing Tacoma Schools capacity to meet demand? How will the increased school capacity be paid for? Anonymous Attendee
- 136 These graphics are great however will developers follow them? Who will regulate them? They want to build 4 plexes and apartments within 20 feet of my backyard and will ruin our neighborhood. We are single story houses and these apartments will tower over us. No one in our neighborhood is for this development in our neighborhood and we are fighting against it. We as community members need more of a say in this project especially when it affects our privacy and safety in our neighborhood Kim Beckner
- 137 mid-scale is wholly inappropriate for most SF zones in Tacoma... especially when we have significant available land in the commercial zones and along arterials that would be more appropriate for this density at this time. Please remove mid-density from Phase 1 consideration so we can further discuss it. Ben Ferguson
- 138 Why did you send someone to an 87 page document when they asked a straightforward question?
"What is the population goal of this project?" Michael
- 139 Before we move forward, shouldn't the design requirements be defined? There are instances where no design criteria were utilized and the designs are horrid. Rod Cory
- 140 Where on the website can you enter an address to understand planned neighborhood impacts? Kelly Watson
- 141 Is Tacoma going to rebuild or expand the North End Treatment Plant #3? Anonymous Attendee

142	Upgrades to our fire service mains within our city. Upgrading pipe size to provide more fire flow volumes and pressure to fire suppression crews on the City of Tacoma fire department. Also adding more fire stations as we infill housing within the city of Tacoma	J Fish
143	It seems that if all these changes were made, that the population in Tacoma could double or triple. Is that true?	Debbie Johnson
144	the low-scale model should be implemented, with Fee Simple Unit-Lot sub-divisions and controls that will make it the more likely that resulting development will be appropriate for our community	Ben Ferguson
145	There seems to be low concern for ownership opportunities, per the survey. That doesn't align with what you're saying.	Rebecca S
146	Whose paying for this projects? Are property taxes rising? How are homeowners suppose to afford the rising taxes to pay for this project	Anonymous Attendee
147	Thank you so much for all your help in understanding this mass change's in zoning and additional population	J Fish
148	Where does one go to see the list of permits being approved so as to keep informed as to how the area or specifically a neighborhood might be changing?	Anonymous Attendee
149	Many of the properties have restrictive covenants	Anonymous Attendee
150	NOTHING has been mentioned about the INCREASE in CRIME that will certainly happen.	Elizabeth Wight
151	While they are ultimately connected, has it been a mistake for Home in Tacoma to so consistently link the problems and history of single-family zoning to subjective design standards? People seem to conflate the two.	Troy Serad
152	What are the specific measurable outcomes that this proposal is trying to achieve? How do you define and quantify success over time? I would like to see the KPI's by year.	Anonymous Attendee
153	Has there been any discussion of converting non-residential zoning (commercial/industrial) to residential as part of this solution?	Eric Munn
154	How will these changes affect neighborhoods that have homeowners associations or covenants that govern construction?	Debbie Johnson

155	Heidi's answer to anonymous at 5:52 is incorrect. Tacoma can change the tax structure and further incentivize low income housing	Anonymous Attendee
156	Can we get a list of which council members support these WAY out of sync proposals?	Anonymous Attendee
157	So the residents are not able to understand this....seriously?	Kris
158	How is the tax basis of property taxes figured for a property owner of an A.D.U.?	margaretsweet
159	How many people in the planning commission grew up in Tacoma? How many came from other states?	Kris
160	Why are the proposed mid-density zones along corridors so wide? Mid-Density between an arterial and the alley is already a huge change to the status quo, why not dial it back to the arterial parcels only at this early stage and then allow the opportunity to expand the width as the city becomes more dense?	Ben Ferguson
161	Why isn't the city looking at something like rent control?	Anonymous Attendee
162	Has the city considered supporting community land trusts as an approach to more affordable housing in the long term?	Karen
163	Why was it decided to implement a variety of scale in every neighborhood rather than aligning scale with neighborhood amenities? Wouldn't it make the most sense to densify areas that can already support it? A lot of folks can't afford to live far from food, work, and transit.	Asiyah Fox
164	Are there any cities that have made these changes and when? What were the results?	Debbie Johnson
165	Shouldn't we slow down the process due to the lack of meetings due to covid? As the Council admitted, Zoom is for communicating, not for dialogue. Huffman recommended that the timeline be extended.	Rod Cory
166	As I go towards Commencement Bay, going towards downtown, there is block after block of vacant property where buildings or houses used to exist. Why not acquire this property, and start immediately building housing for the homeless, including tiny houses, on those properties. We have at least 2,500 homeless people in Tacoma, and we need to find ways to house them that don't take decades and cost millions. This may work if you would only work it.	Mary Ann Leberg

167	a question was asked about being forced to sell to developers and the answer was no. But what will be the financial impact on property values of single family homes that may become part of low and mid range housing?	Anonymous Attendee
168	So far the council in the past couple of years have completely ignored residents....what guarantees that they are listening now....the council is supposed to represent the community not decide what they want.	Kris
169	who makes the final design decisions?	Tobi Iverson Pierce County
170	How can residents figure out if they are currently in a "low density" versus "medium density" neighborhood? Zoning?	Anonymous Attendee
171	Why are all of the midscale areas just buffers around commercial areas? Shouldn't this be more nuanced, and informed by understanding of the specific neighborhoods?	Karen
172	Will the slideshow be available after the meeting? and the recording?	Anonymous Attendee
173	Parking, parking, parking. We own a home across from two rentals (single family homes, by the way) and each is rented to 7 or 8 individuals. Each of these individuals owns a car...8 cars x 2 in a little neighborhood. How are you going to enforce parking be provided to accommodate this low scale residential development? Please do not suggest that renters will give up their vehicles if we provide better transportation options...the best we can hope for is that their vehicles will be electric.	Melissa
174	We have no easy questions! haha ;)	Asiyah Fox
175	The statement that having the council make this decision is the way this is done does not answer the question "why not put this to a vote?" This is potentially a massive change to what is currently a largely successful city. Seems like such a big change SHOULD go to voters. Why not?	Rebecca S
176	The proposed down-zoning from Single Family Residential to Low Scale includes a privately owned gated communities with Home Owner Associations and CC&Rs that restricts lots to Single Family Homes. It makes no sense to re-zone those particular areas within Tacoma.	Dave

177	The city has a process in its charter for referendums, as well as initiatives for citizens to vote on issues such as these. Shouldn't we use these avenues? Your answer implied this is not the case.	Chuck and Ann Brock
178	Who, exactly, is promoting the Home in Tacoma Project? Clearly, real estate investors are not pushing it. Clearly, the property-owners are not pushing it. So, who is pushing this unpopular policy?	Geoff Corso
179	There is a building in the Proctor district that is a former power substation, that the power company doesn't want. There's a proposal afoot to make this into a community center with interesting shops. The Better Use for this property is to convert it into housing for the homeless. We should not be planning shops when we have people to house who are homeless! Let's roll up our sleeves and get to work!	Mary Ann Leberg
180	That's interesting that HSAs will be protected from this. Doesn't quite feel equitable...	Asiyah Fox
181	Could existing homeowners get a lawyer and create their own housing covenants?	Anonymous Attendee
182	In regards to the design, what are the penalties for not adhering? Recently a few homes have applied for "remodeling" permits only to completely demolish the existing structure. The fines are laughable. How will design standards be policed? In regards to the ADU and infill housing, the City Council jammed that through without fully listening to the people.	Rod Cory
183	Will the plan create more housing related issues rather than mitigating the affordable housing shortage?	GL
184	Is this project being done in coordination with efforts to reduce homelessness in the City of Tacoma - from City planning perspectives as well as non-profit or coalition efforts?	Anonymous Attendee
185	What about lease option to buy options?	J Fish
186	are the slides from the meeting on the website?	Anonymous Attendee
187	would homes that are designated as "contributing properties" in historic districts be protected from demolitions to make way for low scale or mid-scale development? What about if the property is individually designated as a historic property by the City of Tacoma?	Scott

188	Will the City consider having their reports peer reviewed? I would like to see the studies performed by the City's consultant be peer reviewed by independent housing and economic experts. I'm concerned that the studies from the City's consultant were conducted with the results predetermined. I feel our City planning staff have already decided what they want the results to be. I'm not confident City Staff can be objective in this process or be willing to listen to Tacoma residents. An independent review of studies used for policy decisions will help make the process more transparent.	Anonymous Attendee
189	What would be the impact on local school enrollment?	Anonymous Attendee
190	You just stated that these changes will benefit everyone. How will they benefit single, detached home owners? There have been no statements about that.	Rebecca S
191	I see property values of single family housing decreasing with these policies	Anonymous Attendee
192	City of Tacoma Council needs to raise the minimum wage in the City of Tacoma. Rent, utilities and food, gas prices are going up. Rent control measures and a semi living wages are needed for the working poor. I appreciate you folks.	J Fish
193	Do you really think a builder will want to build "affordable" housing? They are in business to generate profit. Why does the city not use a land trust to build affordable housing and help with home ownership? The bigger fear is that outside investors will build additional units and take their profit with them. The hot housing market is prevalent across the US in every city & town, not just Tacoma. If housing in Tacoma was not affordable, wouldn't the natural progress be a glut of inventory?	Anonymous Attendee
194	City Charter 2.18 - 2.25	Chuck and Ann Brock
195	Displacing any owned-homes with denser apartments will INCREASE the cost of home ownership and further make Tacoma a difficult place for equity opportunities. Please consider adding home ownership opportunities to the overall HIT project goals	Ben Ferguson

- 196 Elliott, your answer about taxes is a bit naive. In Austin, single-family homes have been taxed for their highest use. That is, existing single-family zoning could be taxed as low-scale or mid-scale zoning, based on their category. This is driving out homeowners who have paid off their mortgage, but can't afford the taxes. There is a documentary on Austin zoning that everyone should check out. I am very concerned that you have reached a decision without looking into the negative consequences up zoning has launched for middle-class homeowners in Austin and other cities. Anonymous Attendee
- 197 Decades ago the State of Washington Growth Management Act planned on cities providing growth through "infill" since development was curtailed outside of urban growth boundaries. Why do you now rezone the entire city to accommodate the effect of the Act? Why destroy what Tacoma is and has been to solve the impact of the Act? Are other cities in Washington overturning their neighborhoods in this same way? Leo Emerson
- 198 Have projections been made as to how many of these units are predicted to be rentals vs. owner occupied? ...or Airbnbs? Alex
- 199 Are planning commission meetings open to the public? Rebecca S
- 200 How will HIT encourage development in neighborhoods that are not the currently most desirable neighborhoods that have high rents (the same thing we are seeing in the X-district development)? Ben Ferguson
- 201 With walkability being a focus point, in areas that currently have low walkability scores (ability to accomplish errands via walking), what would be the consideration taken when adding density to those areas? Without increasing access to amenities by foot, the fear is that additional car traffic would be injected with the more density. Anonymous Attendee

- 202 Heidi, Please ask a legal expert to update your answer about forcing owners to sell. Intent is not protection. Cities can force sales by Eminent Domain with intent of increasing the tax revenue (see University Place town Center), can claim they need it for construction (see Fircrest at the boundary on Orchard), and become the beneficiary of other condemnation jurisdictions such as Sumner (in progress) and Sound Transit is self-congratulatory about exactly this practice along it's routes. Fallbrooke
- 203 Clearly, if the Home in Tacoma Project is implemented, Tacoma residents will need to earn a six-figure salary to maintain a solid middle-class lifestyle. Most Tacomans aren't earning a six-figure incomes and will be displaced. What is the city planning to do to help these people afford housing in Tacoma when real estate investors are building market-rate housing? Who's going to build below-market-rate housing? Clearly, THA has a long waiting list and is failing to keep up with demand. So, what is the city's plan to deal with this huge need for below-market-rate housing? Geoff Corso
- 204 How are you going to take into account the pandemic's impact on housing patterns? How does the plan account for drawing in more residents because of the increased supply? Wouldn't the city be back at square one? Anonymous Attendee
- 205 Why are you using censorship and only posting some of the questions and answers? Anonymous Attendee
- 206 Sales tax just went up .1% this week to support low income housing, how is this money going to be spent? Is any of the money collected in Pierce County again going to be used for King County? margaretsweet
- 207 What is the number of ADU's that have been built in the last year and a half? Have they provided affordable housing? Where can we find the data? Anonymous Attendee
- 208 I am interested in seeing additional economic analysis conducted that evaluates worst case and best case scenarios if these types of land-use policy changes occur. I'm not confident our city has fully considered unintended consequences from these policy changes. Layne Alfonso
- 209 Have projections been made as to how many of these units are predicted to be rentals vs. owner occupied? ...or Airbnbs? Alex

210	Why has the city decided that it will not help Tacomans who can't afford market-rate housing with subsidies so they can stay in the city?	Geoff Corso
211	Where will this recording be located? I had to come in late.	Barbara Menne
212	Will developers be vetted in any way?	jillgoodman
213	what analysis is used to determine how many parking spaces are needed for mid-scale properties? it seems that the assumption is that MOST residents wouldn't have a vehicle since they live near a transportation corridor; based on recent construction of 3-4 story mid-scale development I would bet at least 75% still have vehicles (maybe not luxury) but still require a space....	Scott
214	Sounds like you based your work on complaints rather than the overall population of residents. You just said that your perception of a "crisis" was based on that sort of input. On the other side of the coin, the vast majority of home owners of single family detached homes are unlikely to contact you to say "I like having a single family detached neighborhood".	Rebecca S
215	Definitely throwing my support at conversion and repair of existing structures!	Asiyah Fox
216	What financial structures will be emphasized? Mainly for profit private developers?	Barbara Menne
217	There are tons of empty existing buildings that need to be use for affordable housing for we the people.	J Fish
218	The large acre site of the old K Mart property on 6th avenue is ripe for consideration for a large high density low income housing opportunity	Anonymous Attendee
219	or City govt funds? partnerships? Community land/housing trusts to keep prices from rising too rapidly?	Barbara Menne
220	This sounds like a lot of density sprawl rather than core and corridor building. Was this considered?	Asiyah Fox
221	But you are proposing low and mid scale residential in areas with NO walkability and NO daily transit and heavily burdened roads... how does this make sense?	Anonymous Attendee

222	Please define what the income range for affordable housing is and be plain about the incentives to build it. Incentivized density is what firms providing finance are going to insist on, so we should be talking about what that builds out as what we are expecting to see. Talking about 3 story buildings when the code is footnoted to be 4 or 5 with "incentives" is deceptive.	Fallbrooke
223	I don't understand the argument that the different housing types will demand different market-rates. Why would a 1000 sq ft unit in a duplex be more or less affordable than a 1000 sq. ft. unit in a four-plex in the same neighborhood?	Geoff Corso
224	How and when will transportation change?	John DeLoma
225	How can I get a copy of the recording for this ZOOM? We had an emergency and could not connect until now... Bruce T. Clark	Bruce T Clark
226	You need to have the before the housing is in place. study the numbers of projects and increase the public transit	J Fish
227	Heidi, Why are you avoiding my questions?	Geoff Corso
228	What is R2 considered?	Anonymous Attendee
229	Well said, Jacques!	Troy Serad
230	You should also be sharing a livestream of this meeting (and the next two meetings) on the City of Tacoma's Facebook page... you can still make all questions come in through the Zoom (and hide them from the audience)... but you would reach a larger percentage of the community by offering to share this information in multiple media channels.	Anonymous Attendee
231	Why exactly are we working to reduce the expenses of very wealthy financiers?	Randolph M. Fritz
232	What if the super majority of the people living in Tacoma do not want builders to destroy their neighborhoods. This is the case. You have not convinced anyone that the city of destiny is better off with HIT proposal.	Tim K

- 233 Next meeting Mr. Colon where are our Corporate leaders to provide funding for housing? Foss, the Natural Gas company or the Rail road can chip in or the Port of Tacoma can pitch cash for affordable housing for the workers of the Port. Public utilities can be control and a requirement of solar panels and windmills of each product to lower the utility costs to folk's that make 50k or less within the City of Tacoma J Fish
- 234 This presentation feels more like evangelism than looking for issues in your existing program so you can adjust your vision. It is concerning. Ben Ferguson
- 235 Except the choice 75 % seem to want is certainly in jeopardy. Rebecca S
- 236 A lot of interesting and helpful info! Very much appreciate your time today and all the efforts with this! It certainly isn't easy! Asiyah Fox
- 237 You should also create an event on the City of Tacoma's Facebook page for the next two meetings... that would make the links available and sharable. Anonymous Attendee
- 238 Clearly, Tacomans who own real estate in the city will be the big winners, if the Home in Tacoma Project is implemented, because the value of the land will increase when the up zones it. Clearly, real estate investors (some of who don't live in the region) will be drawing 30%-40% of Tacoman's are earned income. Clearly, renters will be the big losers because they won't be able to afford to buy real estate in the city because they can't a afford to make competitive bids with real estate investors. Geoff Corso
- 239 Please include the Asian language community as well on the Eastside of Tacoma J Fish

240 With a worldwide pandemic causing more than a year of overwhelming stresses and restrictions to normal human interactions and methods of communication, I'm very concerned that an inordinate number of citizens who may have always been involved in local government and decision-making are not represented in this era of patchwork communication methods. My belief is that some have not had access to, or perhaps even discovered ways to, be fully informed, let alone maintain a desired involvement in local government processes. So, I would like to know statistics. Regarding Zoning issues, What are some normal numbers of citizen involvement PRE-Pandemic? And what are they now since Home in Tacoma began? Thank you. Jody J