

Question Report

Topic
Home In Tacoma Informational Session - Thursday 07/08/21

Webinar ID
899 7096 6133

Question Details

#	Question	Asker Name
1	I live in a dense multifamily neighborhood and parking is a problem. Often there are two cars to a unit and autos are illegally parked all over the streets. I did not see parking garages included on the small and medium housing unit in Tuesday's presentation. It is vital, all new developments, supply parking units for tenants or owners.	Anonymous Attendee
2	How does a homeowner find investors to build a medium housing unit on existing property in a nice neighborhood zoned for development?	Anonymous Attendee
3	If I have a view and someone decides to build a medium to large housing unit obstructing my view, do I have any say in the matter or do I lose my	Anonymous Attendee
4	What is "infill housing"?	Ellen E Moore (she/her)
5	will homes that are within Tacoma historic districts and identified as historic "contributing" be protected against demolition for mid-scale housing? what about homes listed on the Tacoma historic register	Anonymous Attendee
6	If and when everything is approved, when can we start making changes to our property? When will it be in effect?	Anonymous Attendee
7	Where has mid scale rezoning in residential neighborhoods been implemented ? What examples are there from other cities? Have they been successful? How did citizens respond?	Dawn Nanfито
8	What is the vacancy rate on the new developments in Proctor? Elsewhere in Tacoma?	Dawn Nanfито
9	HOW will you ensure new housing complements the scale and design of each neighborhood with mid-scale multifamily housing?	Dawn Nanfито
10	Please describe the oversight and accountability for Developers and housing changes. So far I've only seen luxury large apartment structures with minimal affordable housing. How will you prevent one area from being overwhelmed with construction?	Marcy Rodenborn
11	Why is this not happening in University Place and Fir Crest? It seems discriminatory to/biased against middle class owners.	Nailah
12	Re: population, what are we trying to achieve with this? With population going down? What are our population goals? How short are we in density/inventory? What numbers can you provide about Tacoma?	Dawn Nanfито
13	Can you actually obtain data on ridership of what you are considering a transit corridor and how that criteria influences your decision to build mid-	Dawn Nanfито
14	will any zoning changes that come out of this override HOA rules, e.g. against ADUs?	Steve Graves

15	What is the role of community based organization for this process? 'Centrifcation' is a term coined in Tacoma that describes community-led gentification. What is being done to make sure that the residents will have a seat at this table?	Sandy Anthis
16	Why are we calling this a crisis? The homeless crisis has zero relationship to these proposals.	Steve Allsop
17	Can you please expand on where the current new Development is being focused? Is there a plan to spread the change throughout the city? So far, I'm not seeing a lot along Sprague or in Hilltop, but multiple buildings in the North Slope and Proctor.	Marcy Rodenborn
18	I see that my area would convert to low-scale residential from single family housing. I love my quiet neighborhood. It's why I bought here in the first place. I'm not a fan of any of this. Is this happening for sure?	Anonymous Attendee
19	Does Low-scale proposal now include apartment buildings larger than 4-plexes? If so how large?	MRM
20	How will this help the homeless population?	Kim Beckner
21	With converting single-family to multi-family in neighborhoods, how will Tacoma suffice the change of Sewer, water and power upgrades along with demolition and site development, permits and construction costs to be with in a reasonable budget and actually built. 20% - 25% construction costs are due to city upgrades. Who will pay?	John Deloma
22	In the letter submitted to the City Council is the following sentence in the last paragraph of the first two which states, "There are questions that must be thought through to make sure that we can allow infill that compliments the scale, design and residential patterns of our existing neighborhoods." Question: What if any, questions are currently being considered, by whom are these questions answered, and will be there any property tax payers and renters be allowed to participate in this review process?	Jon Higley
23	Why change codes? Why not allow occasional exceptions as the come up and can be carefully considered?	Phil Schneider
24	Tacoma 2025, when will the City start allowing these inFill housings to be built? What is the projected date zoning changes actually happen?	John
25	Since this proposal affects all homeowners and renters in the city, why isn't this going to the citizens as a referendum? Democracy is good!	MRM
26	Why isn't Home in Tacoma focussing on the Vacant Lots through out Tacoma in lieu of increasing density in developed neighborhoods.	John Deloma

27	What is the status of the EIS for the HiT proposal? This proposal will have a huge environmental impact as well as a major impact on historic and cultural resources across the city, especially where there are no existing city historic districts.	MRM
28	What is the data that supports the proposition that these zoning changes will (1) create affordable housing (so far staff has said this is a "hope"), and (2) solve the housing crisis (zoning changes won't based on prior staff presentations)?	Anonymous Attendee
29	May we have info about who Heidi works for and where she comes from?	Pennie Smith
30	Would increasing the height restriction in the six avenue zone to provide more view apartments or condominiums with the understanding that affordable apartments/condominiums are made available at the lower non-view level.	marshall Hampton
31	Can the mid-density portions of the HIT plan be scaled back in early phases to be parcels immediately adjacent to centers and corridors only? Widened in the future as density in the initial phase are mature.	Ben Ferguson
32	Our home is near the intersection of Jackson St. and 12th Ave. Most of our neighbors have views of the South Sound and/or the Tacoma Narrows. The rezone proposal apparently would allow construction of 3 and 4 story buildings on our block, and on the block directly in our western view. Assuming the proposed zoning goes forward as drafted, what rules or guidelines guarantee protection of water and Narrows views to the existing homeowners?	Mike Shaffer
33	Will city council be getting all the comments previously submitted to planning commission and on the map?	Anonymous Attendee
34	If the city can not repair its roads, provide continuous bike lanes, or prevent overcrowding, why should we agree to create a higher population density?	Phil Schneider
35	This proposal is well intended yet who is going to monitor developers to make sure they follow this plan? I can see them doing whatever they want	Kim Beckner
36	What are we doing to increase the park and green space to deal with this increase in density.	marshall Hampton
37	Why is there no policy proposal for creating a public design review process for individual neighborhoods. There's nothing in the Comp Plan calling for that.	MRM
38	Is the possible rezoning of existing property and housing strategies being considered so that we don't have to have the capital to build new housing to fit the community's needs?	TaNeashia Sudds

39	On the second page of the Planning Commission's letter to the City Council, the third paragraph contains the following sentence, "The implications go beyond housing - changing our housing growth strategy is also critical to addressing the climate emergency and to accomplishing Tacoma's antiracism transformation." Question: Could the phrase "climate emergency" be specifically defined, and what scientific data is this phrase based on which accurately supports such a phrase?	Jon Higley
40	Imagine that I own a parcel currently zoned single-family residential, and there's a bus route 1 block from the parcel. I understand that the city is proposing to upzone the parcel to mid-scale. Imagine the person who owns the neighboring parcel razes the house to build an apartment building. Will the owner be able to rent the ground-floor units to businesses and families on the upper floors?	Geoff Corso
41	How will the city audit the landlords on the certain percentage that city stated that needs to set aside for affordable housing to families that are low income?	Elizabeth
42	What is the necessity for mid-scale? It seems an inappropriate choice to get constituents on board with rezoning and actually addressing housing needs. It just seems inflammatory and controversial.	Dawn Nanfito
43	Why has the Urban Design Studio been shut down? Why is there no architect on the Planning Staff?	MRM
44	The initial HIT proposal by the Planning Commission had 3 dissenting commissioners, who enumerated the reasons for their dissent, in particular the issue of affordability was disputed. How many of their objections have been addressed, and is the newer proposal being supported unanimously by the Commission?	Anonymous Attendee
45	Won't the changes just create more market rate housing and bring in more people?	Anonymous Attendee
46	Are you promoting Land Trusts as part of this plan which has been proven to be an effective way to make housing affordable for lower income residents?	Marcy Rodenborn
47	On pag 14 of the Planning Commission's Amendments to the Comprehensive Plan and Land Use Regulatory Code, the map shows a proposed Mid-Scale Residential area surrounding the Center at Norpoint facility of Tacoma City's MetroParks. Question: What is the plan for this change of existing housing to be replaced with this footprint to accommodate the new housing proposed?	Jon Higley

48	To go further and prevent speculation can the City change property tax ? Change property tax to only or tax the land property at a very high rate and not tax the improvements or tax improvements (building) at a very low rate say 10%. This encourages people to build affordable housing! Discourages people to sit on underdeveloped land property and profit from doing nothing!	David Fisher AIA
49	What is proposed to limit property values since Mid-scale will hugely increase "best possible use" and will drive many from their homes.	MRM
50	Please explain how Home in Tacoma will make current houses affordable?	Anonymous Attendee
51	A 6,000 sq ft lot with a two bedroom home is being accessed at \$411,000 in the north end. How big of a midlevel building is going to be needed to pencil this out. Have run the numbers?	marshall Hampton
52	Housing In Tacoma relies on public transportation and removes most onsite parking requirements for new construction. However, the plan does not have adequate supporting documentation for this assumption. -In Pierce county 49% commute to other counties requiring vehicles -Looking at the census and government studies for Tacoma residents oOnly 6.23% use public Transportation to get to work oOf this 3.1% are using Sound transit to get to jobs in King County and seattle oSo only 3.1 percent of Tacoma uses Public Transit in the city -Residential auto ownership in Tacoma - 76% have over 2 cars, 22 % have one car and around 2% do not own a car. The assumption that people will not use cars and rely on public transportation is a dangerous assumption. The fire department has noted this will affect EMT response times and fire equipment access. The increased congestion will result in loss of life and longterm disabilities. Will an independent study be done on the transit assumption.	mark
53	This is in regards to the neighborhood of single to 2 story homes bordering on the south of 12th, west of Union - there are not any 4 story apartments here at all and all the sudden this will be allowed now. There will not be any transition as this has been discussed and proposed. There will not be set backs allowed either to keep a neighborhood character. There was pushback at the Planning Commission phase but instead of listening, there is now a larger section set aside for the mid-scale.	P. Fitzpatrick
54	Can HIT mid-density absorb the Commercial district zones so there is one type of mid-density zones? Commercial districts currently have nearly the same density requirements and allowed uses	Ben Ferguson

55	About how many units per acre are currently being proposed in the low density and medium density zones under this plan?	Anonymous Attendee
56	Why is TPU and PSE so high while you express cost of housing too high?	Anonymous Attendee
57	Perhaps you could elaborate on your Housing Action Plan here.	Dawn Nanfito
58	Elliott, may I get a copy of this powerpoint?	Esther Day
59	Turning single-family neighbors over to developers will vastly increase land valued and property taxes, which we already see in MUCs. How does this address affordability?	MRM
60	All of These new housing types are still too expensive for most people. How will that be fixed?	Kim Beckner
61	Our infrastructure cannot handle all this housing: 1. sewers. 2. Run off from more surfaced land 3. schools 4. roadways are currently terrible, more cars and people won't help 5. I didn't buy my home to see a developer build across the street. I do not want apartments with a lot of new comers or young people. I want quiet and stable neighbors. How can Tacoma pay for the increased use of services when we can't even pave our streets? We use asphalt not concrete. So the streets will continue to need repairs as years go by. It is false economic choice. In the long run our roads will always be crumby. (Rome's concrete buildings and roadways are still great.) Wouldn't it be cheaper to give people homes that already exist?	KaCe Whitacre
62	Why doesn't the Mid-scale proposal require inclusionary housing (affordable units) to gain access to areas that aren't now open to larger development?	MRM
63	Because the Housing Action Plan is 87 pages long.	Dawn Nanfito
64	Sorry, hit enter without the question :-) Why is this not being fine tuned as discussed at the Planning Commission discussions instead of such a broad brush of zoning?	P. Fitzpatrick
65	I disagree. A developer just paid 3 million for the land behind our house. Whatever gets developed will be expensive. Only way to recoup money	Kim Beckner
66	Are we just making a bunch of renters? How are folks going to bill wealth under this proposal?	marshall Hampton
67	This is a comment vs a question, but the North Slope actually has a lot of multi-family housing - in a two block area from my house there are multiple duplexes and apartment buildings. After the North Slope became a historic district, it stopped the demolition of old houses.	Anonymous Attendee
68	The Root study clearly says the North End is the ONLY area that can support inclusionary housing. What is the plan to not have all that new development in the North End which is already the MOST densely populated area of the city?	MRM

69	The City has been permitting ADUs for years. Same kind of thing you're talking about with these changes. What's ADUs impact on housing availability? How much / how many in Tacoma?	Anonymous Attendee
70	Why doesn't Tacoma give incentives on Building more units and affordable units in Downtown Tacoma and along all major corridors?	John Deloma
71	Are we going to get ugly aptment housing like I see at the Tacoma Mall?	marshall Hampton
72	I understand where the proposal is, but how will the Council ensure development is spread around the city? Right now, our area is being slammed with tear downs and new construction and apartments (without low income). How do we ensure this is implemented fairly and actually meets the stated goals?	Anonymous Attendee
73	Why wasn't this missing middle used in Proctor? A 5 story beside a single story?	Anonymous Attendee
74	So, if you rezone my single family home will be taxed higher and I may be forced to sell my home or lose it for not being able to pay taxes.	Esther Day
75	How much input has the Planning Dept taken from architects and developers? Why do many think HiT proposal will do nothing to impact affordable housing or even general housing?	MRM
76	Only a couple of the dozen and a half "Centers" already with mid-rise density have realized their potential. Now that the concept is proven, it's the wrong time to dilute that potential for place-making and walkability by spreading that same zoning over 40% of the housing area, resulting in density sprawl. A 3-mile strip is not a walkable neighborhood, and we need a more incremental approach.	Fallbrooke
77	Do you know of any American city where upzoning has been implemented and is actually working?	Cindy B
78	What changes have been made to mid scale since the big public review and suggestions this past month? Can you name how you improved bringing mid scale to neighborhoods?	Cheri Solien
79	Tacoma created URX zones around Mixed Use Centers like 6th Ave and McKinley. The apartment infill that's occurred within these 90+ year old neighborhoods often does not "complement" their architectural character. Will Phase II also re-address these URX zoned areas, many residents had no idea the City changed their zoning and found 19 unit apartments, that built out virtually the entire lot, shadowing their lots, removing productive trees/shrubs.	Anonymous Attendee
80	For triplexes and fourplexes, developers will have to increase y 6" sewer to 8" sewer, water to 1" – 1 ¼" (sprinkler required) and 800 amp power from the poles as well as other costs. This will cost 100s of thousands of dollars to upgrade. Why do you think this will pencil?	Anonymous Attendee

81	Can we alter the proposed mid-scale map so that it is not within 4 blocks of N. 15th St.?	Phil Schneider
82	Is there a ratio of aptments to condomimiums?	marshall Hampton
83	There were limits on apartment buildings when Proctor had two new buildings get that waived... so 3 stories may or may not be 3 stories. That to me is the problem. It depends upon who it is, and what they want to do... if I don't like it, it's my tough luck. I want the rules that we are told will be the rules...to be enforced and not waived.	KaCe Whitacre
84	What about contaminated soil under some old houses as a result of the Asarco plant. The Tacom Health Department should have that information. Developers should be required to test the soils before they move the soil to build - because of contamination.	Esther Day
85	My concern is primarily around oversight on all these promises of keeping with the design of a neighborhood in mind, with ensuring affordable housing, with surveying an area before approving a permit to assess the existing amount of multi-family housing. Again, the North Slope is actually home to many apartment complexes and duplexes.	Marcy Rodenborn
86	Over the past 10 years Tacoma has grown on average a small 1.4%/yr based on census data. Seattle over the same period grew on average a huge 17%/yr. What accounts for the "emergency" if Tacoma has been growing at a very modest rate? Is more about wages not keeping pace and no employment in Tacoma?	Anonymous Attendee
87	I understand the premise that multifamily midscale housing CAN be cheaper to develop on a square foot basis, but what steps are being planned to ensure that it actually will be? Point Ruston has a lot of multifamily, but those units are not what I would consider affordable! Personally, I see a large potential for developers to take advantage of increased zoning density to make a profit while destroying old neighborhoods and yet not achieving the stated affordability goals.	Allison Verhofstadt
88	It was extremely difficult to find this meeting on the city website. After searching with many key words, etc, I finally went back to my Hilltop Action Coalition weekly update email where the zoom site was listed. I'm persistent but others might have given up. Please consider making all committee meetings more accessible, maybe listing on a separate page all meetings for the week.	Oneida Arnold

89	Is the old KMart site at 5132 Sixth Ave., which was purchased recently by a developer, part of this plan to bring more affordable housing to Tacoma?	Dawn
90	If buying a home also means buying a rental business, then the amount of capital necessary to become a homeowner will go up (substantially). The usual outcome is that more corporations and fewer people are homeowners. Have you projected how fast the decline in homeownership will be, and how likely that is to increase disparity among the tracked demographic?	Fallbrooke
91	Why does your mid-scale graphic show 3 story (no 4 story) buildings seperated from 1 and 2 story builings by a street or alley? That's NOT what HiT proposes!!!	Anonymous Attendee
92	I'm in favor of the midscale model. I live in Old Town and know there is room for the model here!	Oneida Arnold
93	Is the city exempting the FAR floor area ratio of .5 requirement in single family zoning or low density residential areas or are they doing away with the FAR ? The FAR of .5 makes ADU and more housing density impossible in small 2,000 to 8,000 square foot lots.	David Fisher AIA
94	What does the Planning Commission conceive as the time-line range which will be involved for this project... and how long might it be before implementation occurs if it passes the City Council?	Jon Higley
95	How are you going to increase mid-scale to 38% without significant demolition of existing homes?	Dawn Nanfito
96	I recently received my new property tax statement from the county, and the county thinks the value of my property rose \$100,000 in the past year. The county thinks the value of my house rose \$20,000 while the value of the land rose \$80,000 in the past year. It's likely that the value of the land rose so much more than the value of the house because the city is proposing to upzone my parcel to mid-scale. It's becoming clear that families will need to earn a 6-figure income to be able to buy a house in Tacoma, maintain it, pay for insurance, utilities and property taxes. Few current Tacoma families earn a 6-figure income and will be forced to sell their home and rent in the city or move to the county. Is the city planning to do anything to prevent the displacement of current Tacoma homeowners who can't afford housing in the city anymore because the city is upzoning land use?	Geoff Corso
97	Why is Mid-scale being proposed for historic districts when the height and size of Mid-scale violates the historic district design requirements, especially when you claim to want to protect historic districts? How does HiT do that at all	Anonymous Attendee
98	Please clarify when you included the words "in some circumstances" in the Low Scale Housing scenerio?	Cheri Solien
99	Why isn't this proposal going to the people for a vote????	Anonymous Attendee

100	What impact will this have on property taxes for existing residents?	Elizabeth
101	What is the estimated mix of properties destined to be rentals vs. properties that would be for sale?	Anonymous Attendee
102	How is density going to be managed, and will current middle housing be taken into consideration when limiting density	Regina Eury
103	In some areas the plan will increase traffic and decrease pedestrian (and wildlife) safety. What guarantee do we have that city will address concerns when they haven't before?	Anonymous Attendee
104	the current middle housing that has been done in Hilltp certainly has not been manged by the city as to "fit" wiht the existing older homes	Regina Eury
105	How do you plan to minimize vehicular orientation? It may, and most likely will be that each adult will have a car.	Mary Hause
106	This incompatible looks exactly like the 4 story thing they're building on North Trafton that they tore down three houses to build	Marcy Rodenborn
107	What is the proposal to stop the cutting down of mature trees on parcels?	Anonymous Attendee
108	Have there been any discussions regarding traffic mitagation? I live just off 56th Ave S and have almost been hit, my dog was almost hit (how she wasn't still baffles me) not to mention drivers who get angry for having to slow down or stop as I cross 56th; all when crossing at a corner. and I have to quote some of the "excuses" I heard; "you have to yield to us" "you can only cross where there are cross walks" and my favorite	dave
109	Will the photos of infill architecture shown in presentation be written into Tacoma Building Codes? To make sure builders/developers must honor the predominant architecture of those neighborhoods	Anonymous Attendee
110	What constitutes pedestrian orientation? The fist picture showed a fairly wide sidewalk.	Anonymous Attendee
111	"you didn't come to a complete stop before you started crossing"	dave
112	This information is helpful and insightful, however, trust with the city is very low. The current council has more of a track record of pushing things through rather than pay attention to its constituents.	Anonymous Attendee
113	How will parking be implemented in the mid-density zones? The graphic examples shown did not include any visible site parking.	Ben Ferguson
114	all because I'm trying to walk in my neighborhood to shop and access services...	dave

115	What is in the plan for bee friendly vegetation and roof top gardens?	marshall Hampton
116	Housing costs include mortgage/rent, utilities and taxes. Infrastructure to support the growth in the plan will be expensive and will pass on rate increases to utilities bills and property taxes to support changes. HIT will allow some new units to avoid property taxes. When can we expect information on the expected changes to utility rates and property tax over time?	mark
117	What "transitions" would retain the sf scale along North M??	Anonymous Attendee
118	How will the infill plan address current legal precedent in some neighborhoods that prohibit either subdividing a lot or having more than one home on a lot.	J. Chris
119	Some existing MUC have already seen incredible growth without city support for community concerns. Despite this, the plan would allow what looks like about triple the area of growth. This is very concerning for those neighborhoods that have already taken on a lot of the growth burden and may be taking away growth opportunities for other centers that have not yet experienced as much growth. Why doesn't the plan take this into account?	Anonymous Attendee
120	What is the "story" limit next to a 1 story neighborhood in the mid scale housing?	Kim Beckner
121	so is mid-scale a combination of low-scale and mid-scale?	Karen
122	Why not assess current density block by block in Tacoma and focus new development and density in those areas with the least current density?	Anonymous Attendee
123	Madison Park in Seattle by the waterfront park area has good examples of higher density duplex / triplex / multi family condos housing next to historic housing !	David Fisher AIA
124	Why is the city NOT doing a detailed EIS for HiT?	Anonymous Attendee
125	How do you expect the change from single-family to low-scale to effect housing values?	Anonymous Attendee
126	2-3 stories will really stick out when a neighborhood consists of 1 story houses. This should not be allowed	Kim Beckner
127	Wouldn't reducing the number of newer single family homes being built just drive up the price of existing units?	Anonymous Attendee
128	Appreciate the focus on yards in the new plan. But what I don't see is additional parks or extension of existing parks to accommodate all these additional people. Where is that in your plan?	James
129	How does this impact Historic Districts ?	amyaxtman
130	For slide showing Mid-scale over time, is the City saying it will not allow the entire blocks to be built for multi-family, or is the intent to ultimately demolish single family homes?	Jodi Cook
131	Where, if at all, do impact fees on developers come in to the picture?	Anonymous Attendee

132	There is a 80 unit four story building (with a 5' setback) going in directly beside a 100 year old single family home on our block. Guessing the compatability test does not apply here on the hilltop. That's okay - just want to recomend that people don't whine too much when their neighborhoods shift to greater density. We've been adapting to this for decades.	Theresa Power-Drutis, New Cc
133	Given this proposed city-wide upzoning of land-use, I don't understand why the city filed a Preliminary Mitigation Determination of Environmental Nonsignificance. How can this be? Tacoma has a long history of being a significant source of pollution in the region. The American Society of Civil Engineers says that our waste water system can't process the waste from our current population. How will it process more waste from a growing population? Further, ASCE says our stormwater system is a major source of nonpoint water pollution in Puget Sound. Why does the city think that a growing population will not create more nonpoint pollution?	Geoff Corso
134	Commissioner Torrez, three planning commission members voted against this proposal. Can you please tell us what were their concerns?	Karen
135	Hi. My block has a big black line around it. midscale orange adjacent to the west. yellow lowscale further west. We have one vacant building and one newly demolished building. The GIS map tells us that we are proposed midscale. What is going on with my block?	Theresa Evans
136	how will the current structures be grandfathered in?	Regina Eury
137	the image shown has 8 stalls which under current policies would support 6 units	Ben Ferguson
138	Understand the idea of transition between higher density to lower density, but with development inherently being incremental, might there likely be periods of time where less gradual transitions will be necessary?	Anonymous Attendee
139	Parking is address in serpa?	Regina Eury
140	We are from Missoula and the examples you've used were highly controversial when built. They do not follow a design standard of the existing (long term) housing and light and privacy were still lost by those who property abutted the new builds. Additionally, standard housing lots are typically much larger than the 5-6,000 sq. ft lots in Tacoma.	Anonymous Attendee

143	Thank you for the explanation of the opposing votes. In the interest of transparency that should be shared with the people participating in this online meeting	Karen
144	How can you assume people will use public transit just because they live close to public transportation. A lot of people have cars no matter their income. I can't believe this hasn't been worked out yet. This is a huge component of this working or failing	Kim Beckner
145	What about the many many comments previously submitted to planning commission? Will they be sent on to city council?	Anonymous Attendee
146	Will this zoning proposal become final by the City Council prior to Phase 2?	P. Fitzpatrick
147	I am hearing a lot of concepts, but am very skeptical at the practical aspects of implementation	Regina Eury
148	What cities have put mid-scale in place?	Dawn Nanfито
149	Much easier to support reduced parking space requirements for developments when planned hand-in-hand with adequate financing for public transportation	Theresa Power-Drutis, New Cc
150	Why did Tacoma decide to go aggressive on mid-scale rezoning when no other cities have done so?	Dawn Nanfито
151	If this proposal will be out a year or two or more and even longer for developers to take advantage of the change, why the rush to get this done by the end of the year?	Anonymous Attendee
152	So if you live on a bus line, you just chose poorly then regarding what scale zoning?	Dawn Nanfито
153	The HMR-SRD zoning does allow exactly the pattern of mixed housing that exists in the North Slope. Why does Elliott claim otherwise?	MRM
154	Main concern is equitable and distriibution without prejudice, not a good track record at this time in tacoma	Regina Eury
155	How are you going to ensure equitable development across the city?	Dawn Nanfито
156	If the city really wants lower income housing types, the land in hilltop east side, south side , downtown seems to be a better option rather than north end. North end land is so expensive. My land is worth almost as much as my house in west slope	Kim Beckner
157	The opportunity maps primarily uses income, not job opportunities. That's why Mid-scale will largely be found in North End. This will NOT address equity.	Anonymous Attendee
158	What programs are being implemented to get developers to build in under-invested portions of the city? Mixed-use centers are distributed but only Proctor and 6th Ave are getting development	Ben Ferguson
159	Are any of these low or mid-density units going to be subsidized in some form, either by state, or federal funding?	Jon Higley

160	Barbara Harrison	barbaraharrison
	Set backs and the number of parking spaces required for each building are so important. When will you be able to give us this info. Hopefully not after the plan is approved or not approved. We need specific answers.	
161	Doesn't the city want to encourage growth in all the centers, not just a few? Wouldn't that increase opportunities in more centers? Right now growth is mostly occurring in only a few areas.	Anonymous Attendee
162	so C Torrez, you speak to the percentages, but does that include the density that is already in our neighborhoods?	Regina Eury
163	Great job ! Keep at it ! Can property owners get any benefit to adding housing - more density- on their property if they pay extra to save forest or farms in Pierce County ?	David Fisher AIA
164	Why is are no policies in HiT requiring public design review?	Anonymous Attendee
165	Yes, no current accountability, so why would we trust that accountability would be done now?	Regina Eury
166	Note: I just figured out that to see more faces rather than the map, you can click on the midbar and drag it to the left to shrink the map (just in case anyone else was clueless about that)	Theresa Power-Drutis, New Cc
167	Perhaps this was already address and I missed it. If so, I apologize for missing it. Are there any maps aka "scenarios" that also include actual street names/numbers, landmark and/or Park names, etc.? I find it frustrating to not be able to see exactly what color covers exactly what piece of property.	Jody -WA
168	... but all of those concepts of developement accountability are not in this proposal, they are in Phase 2, correct?	Karen
169	How would existing housing in the areas targeted be removed to make room for these new low and mid-density units?	Jon Higley
170	Why has the Urban Design Studio been shut down?	Anonymous Attendee
171	How does HIT plan to combat substantial development costs and still offer affordable housing? Considering the current costs of materials and real estate?	Anonymous Attendee
172	The Pierce County Buildable Land shows plenty of land in Tacoma for development so why isn't that address in the HiT proposal?	Anonymous Attendee
173	So, what is the status of all the mixed use centers that were to provide housing and buisness?	Esther Day
174	what happened to the Foss Waterway Development Authority? why are those lots still undeveloped?	Karen

175	I haven't seen this latest plan, it's a great synthesis between the two previous plans - I must commend you for that. My concern is will development really be equitably distributed. Clearly there are going to be areas where the land/property is going to be less expensive, which will be developed first, and other areas where the proforma just won't pencil out. Has there been any thoughts about provided tax incentives to make the development occur equitably across the entire city, not just in the areas of "easy picking"?	dave
176	So are the incentives for the developers? Like tax breaks? So the rich get richer?	Kim Beckner
177	who is going to keep track to ensure those units remain affordable?	Esther Day
178	Promising a thorough public transportation system that will move people around the region more quickly and less expensively than private transportation is pie-in-the-sky. The system doesn't yet exist, and Tacomans have to get to work in the morning. So, they have to buy a car to get to work. Retired people own cars to travel. Etc. Tacomans are not going to stop buying cars, and our streets will likely be more choked with parked cars. The current parking policy is very unfair. By limiting the number of off-street parking places in a multi-family building, only the wealthy will be able to afford the convenience and security of off-street parking. The less-wealthy will have to compete for limited street parking and may have to park blocks away. These people may be forced to carry groceries, herd young children, etc. for blocks between their car and their apartment. This increases the inequity between the wealthy and less-wealthy Tacomans. Where's the equity?	Geoff Corso
179	is there a map with more detail at closer scale so we can better understand what is proposed for our neighborhoods?	Karen
180	To Commissioner Torrez, has the Housing Authority kept track of the developer who got Bond Capacity from THA years ago and promised to keep some of their units for low income? What is the status of that? Accountability is crucial.	Esther Day

181	<p>The Home in Tacoma project appears to have its heart in the right place. But it needs to have a mind-set adjustment for all the pandemic-related issues many citizens are still coping with. Not everybody is “back to normal” yet. Time is an important commodity in projects of this magnitude. Please push deadlines out to better accommodate those who are not yet able to participate at the pace Home in Tacoma project managers seem to have determined is “normal”.</p> <p>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 recovery. This, of course, is due to the pandemic causing more than a year of overwhelming stresses and restrictions to normal human interactions and methods of communication. 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. [Continued in next post]</p>	Jody -WA
182	Aren't ADUs considered low-scale?	Dawn Nanfito
183	How can Phase 2 decisions be made before policy is established?	Anonymous Attendee
184	Is there anything in the plan that will specifically promote development of units for people below 30% AMI? such as providing relief from “soft” development costs (permits, etc.) Or perhaps offering publicly owned property for low income developments (with property kept in a public land trust).	Theresa Power-Drutis, New Cc
185	She did not answer the question about higher taxes for existing homeowners!	kathleendessert
186	As a way to preserve qualifying historic structures, is there a plan to extend the incentive of Transfer of Development Rights more broadly across the City?	Anonymous Attendee
187	Where is data on what types of developers will be taking advantage of changes to create affordable housing?	Anonymous Attendee
188	Please get back to us on that tax issue. It is VERY IMPORTANT.	Esther Day
189	The problem is having our property rezoned at a use that is taxed at a higher rate - from SFR to multi-family	Karen
190	I dont want to be forced to sell my home that I have owned and paid proerty taxes for the last 32 years, to developers	kathleendessert
191	Will mid scale homes be rental apartments or condos purchased by homebuyers?	Cheri Solien
192	please put the link Elliot is describing in the chat	Karen
193	thank you	Karen
194	If HiT doesn't address the crisis of homeless and low income, then why the rush to get this done so quickly?	Anonymous Attendee
195	This has been a very disappointing meeting.	Dawn Nanfito
196	Where is the data? Just thinking something will work does not mean it will work. No one will answer theses questions.	Anonymous Attendee

197	I doubt that private real estate investors will build anything but market-rate housing. Most are not charitable organizations. They have goals to convert their investment into income. Tacoma Housing Authority can't keep up with the current demand for below-market rate housing now. THA maintains a wait list that is years long. As the rate of Tacomans who can't afford to live in the city continues to increase, what makes THA think it will be able to house an even greater number of less-wealthy Tacomans?	Geoff Corso
198	This doesn't address the "emergency" at all. It turns Tacoma over to the developers to do what they want wherever they want. People will be be pressured to sell to developers.	Anonymous Attendee
199	What if I dont want to live beside a high rise. Its not here now. Why let it happen?	Anonymous Attendee
200	This proposal will mean changes to your street and neighborhood. If not then the HiT proposal isn't needed.	Anonymous Attendee
201	Normally taxes are highest and best use- that means mid scale will increase my land taxes and I won't be able to afford it if it goes up too high.	Esther Day
202	Zoning mtg. Stats -- What are some average #s of citizen involvement in similar Growth and Planning mtgs PRE-pandemic? What are they now, since Home in Tacoma began? I suspect a big disparity in pre- and post-pandemic citizen involvement. I urge HIT project mgrs take pandemic realities into consideration and please SLOW THIS WHOLE PROCESS DOWN so more citizens can be involved. Some are only now emerging from isolation. Many have not yet fully plugged back into involvement in public realms and are not yet aware of projects/changes the City might have going on. Due to lack of knowledge how, or lack of access to online options, many aren't able to participate in Zoom mtgs. Some simply are still dealing with time-consuming pandemic-driven issues such as full-time child care, job hunting, physical or mental health issues, etc. Thank you for any consideration you give to these requests.	Jody -WA
203	Thank you for the info	Theresa Power-Drutis, New Cc