



## Home In Tacoma Project Written Comments

Received and Entered into the Record  
for the Planning Commission's Public Hearing on April 20, 2022

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**From:** [John Adams](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Sunday, April 17, 2022 9:23:44 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

John Adams  
john.adams7@gmail.com

Tacoma, Washington 98408

From: [Bill Allard](#)  
To: [Home In Tacoma](#)  
Subject: H.i.T. input.....  
Date: Saturday, April 30, 2022 5:38:44 PM

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A question that should be on the minds of all who are implementing the H.i.T. project should be: "What do we want Tacoma's former R-1 neighborhoods to look like or not look like in twenty years?" My "*not*" answer can be seen in the crowded, congested aerial photo shown below. (I believe the photo is from California).

William Allard. Tacoma, WA



**From:** [Steve Allsop](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Hines, John](#); [sarah.rumbaugh@cityoftacoma.org](mailto:sarah.rumbaugh@cityoftacoma.org); [McCarthy, Conor](#); [Barnett, Elliott](#)  
**Subject:** HIT Phase 2 comments  
**Date:** Saturday, April 30, 2022 12:26:22 PM

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Planning Commissioners, I implore you to re-think the "mid-scale corridors" approach to achieving HIT's stated goals:

- Everyone involved, pro and con, has described HIT as a *radical* approach to providing for Tacoma's housing needs. The corridors are the primary radical element.
- I have followed this issue for over a year and observed that the vast majority of homeowners are opposed to the corridors approach. Mid scale is transformational to a neighborhood and uncalled for in the indiscriminate manner currently proposed. Those who favor it are largely special interests who may profit from, but don't have to live with, the impacts.
- When one selects one's neighborhood, location location location is the mantra. While some will choose to live amongst apartments, people in established SFR neighborhoods did not. 3-4 story apartments fundamentally change, regardless of whatever "mitigation" is employed, an established SFR neighborhood.
- Low-scale Infill is an acceptable means of adding housing stock which needn't destroy neighborhood character. The original infill pilot program contained well-thought-out protections to ensure preservation of neighborhood character. Central to these was the 1000 foot buffer between multiplexes and a requirement of adequate parking.
- "Equity" is being hailed as a driver of these provisions. It is far from equitable that my neighborhood (my neighbors and I) be the victim of apartment houses indiscriminately inserted in our midst. We did not choose an apartment community. We chose, and paid for, a stable single-family environment. It is the city's duty to protect that environment, not radically alter it.
- Over 3000 apartments are currently under construction in Tacoma. Traffic congestion is an increasing factor. Growth should be targeted, not just mandated. Neighborhood infrastructure will be overwhelmed through the corridors approach.
- The Commission should focus mid-scale on areas that already have a commercial/multi-family feel and that would benefit from well-designed projects, such as Aspire II on MLK way. That community is enhanced by that project. The dome district is another area that would benefit from thoughtful, targeted development. There are many many more.
- SFR housing prices are being driven by lack of supply of SFR stock. There is high demand for SFR housing. These proposals potentially reduce the available SFR stock and do nothing to increase it.
- The proposals do nothing to encourage home ownership, the number one means of achieving "equity."
- The City Council recognized the destructive nature of the mid-scale corridors approach by scaling back the corridors, such as N Union, Jackson, and N 26th, in the interest of protecting these neighborhoods' character. They did the right thing; they simply didn't do enough. Leaving other neighborhoods with similar traits exposed is contradictory and certainly not equitable.
- The focus should be enhancing the Central Area and South End, not "dumbing down" the North End.

The Corridors approach to mid-scale is radical, destructive and unnecessary. There is no

empirical evidence that this approach will increase affordability and there are ample examples of the negative impacts associated with forcing apartment-style development on single family neighborhoods. Please reconsider this indiscriminate, unnecessary threat to neighborhood character.

Respectfully submitted,  
Steve Allsop  
2201 N Lawrence St  
253 820 2986



**From:** [Sean Arent](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Sunday, April 17, 2022 8:55:47 PM

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Thank you for your consideration.

Sean Arent  
seanarent5@gmail.com  
1680 S 45TH ST  
TACOMA, Washington 98418

**From:** [Steven Bakker](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Thursday, April 28, 2022 9:48:53 AM

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Thank you for your consideration.

Steven Bakker  
bakker.steve.w@gmail.com  
1716 S. Cushman Ave  
Tacoma, Washington 98405

**From:** [Jennifer Barfield](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Monday, April 18, 2022 9:22:58 PM

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Thank you for your consideration.

Jennifer Barfield  
jennbar77@gmail.com  
5627 S Puget Sound Ave  
Tacoma, Washington 98409

## Barnett, Elliott

---

**From:** Rian Booker <rian.booker@gmail.com>  
**Sent:** Friday, April 15, 2022 12:38 PM  
**To:** gnyland@piercecountywa.gov; Barnett, Elliott  
**Subject:** Very-low cost housing  
**Attachments:** Hive Home Pilot v2.pptx

Good afternoon Gentlemen,

After talking about the Home in Tacoma plan this morning, I thought I should introduce myself and my project -- just so you are aware of what I'm doing.

The 30% housing cost for the 30% AMI in Pierce county is \$371 per month. This "bottom rung" of the housing ladder does not exist. My project is to pilot a communal housing concept to provide stable housing for individuals at a rate of around \$250-350 per month.

I am currently working with Jenny Lorton at Inside Passages (homeless transition) and Sunshine Harper (TCC housing) for them to be my anchor clients. Based on the lessons learned from the pilot, I would be able to provide a scalable model for very-low income housing in the PCT area.

My goal is to get the pilot started by the end of Summer.

I've talked to Jeff Robinson and a few others about this already, so the intent of this email is to bring you two into the loop.

I've included an intro deck for further information. Please let me know if you have any questions.

Thank you for your time,

Rian Booker  
Golden Goose Homes  
206.669.6465

**From:** [Michael Boss](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 2:53:21 PM

---

Planning Commission,

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Thank you for your consideration.

Michael Boss  
mboss767@gmail.com  
9623 16th Ave S  
Tacoma, Washington 98444

**From:** [Clinton Brink](#)  
**To:** [Barnett, Elliott](#)  
**Subject:** Follow-up from Home in Tacoma Meeting at MBA  
**Date:** Monday, April 18, 2022 7:55:56 PM  
**Attachments:** [image001.jpg](#)

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Hi Elliott,

Thanks for taking the time to meet with us. I wanted to follow up on a couple things.

First, I noticed some issues with your audio when you were presenting to the Coalition last Friday as well, so that may not be a one-time problem.

Second, I think Tom was correct in saying that Tacoma needs to assess its priorities and legislate accordingly.

To me, it seems obvious that the main priority should be building more housing. I explain my thinking below. Let me know if you think I'm off-base.

The [Pierce County Buildable Lands Report](#) shows that Tacoma is about 20,000 units short of meeting the current housing demand. At [2.47 members per household](#), that 20,000 unit deficiency equates to about 50,000 displaced people who need a house in Tacoma but can't find one *today*.

There are a lot of obvious negative impacts from this displacement, including increased homelessness, [20%+](#) housing price increases per year, impaired ability for young people and disadvantaged groups to [build wealth](#), failure to attract and retain businesses, etc. This truly is a housing *crisis*, but I don't think we've treated it like one.

If Mt. Rainier erupted, wiping out 20,000 homes and displacing 50,000 of the most vulnerable Tacomans tomorrow, how would we handle that? Would we make reconstruction contingent on subjective design requirements, or biodiversity retention, or traffic concurrency? No. I think we would prioritize reconstruction. Everything else would be secondary.

I don't see much practical difference between a natural disaster and the current housing crisis. Either way, 50,000+ displaced people need a home in Tacoma. We should treat that like the emergency it is by prioritizing construction. Of course we should work to mitigate negative externalities caused by that construction, but not at the cost of failing to provide enough housing for those who need it.

Tacoma itself has stated that we need to build between [54,000](#) and [60,000](#) new units by 2040. To meet these targets, we would have to **6x** the historic rate of construction from about [550 units per year](#) to about 3,300 units per year. The only way to accomplish this increase is for Tacoma to radically prioritize construction like it never has before.

Please let me know if you think I'm misstating the facts. If not, please feel free to add this as public comment.

Best,

**Clinton Brink**  
Attorney

**T** 253.620.6577

**F** 253.620.6565



**From:** [Brooke Burkett](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Sunday, May 1, 2022 5:36:08 PM

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Planning Commission,

Dear Planning Commissioners,

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Thank you for your consideration.

Brooke Burkett  
brookekburkett@hotmail.com  
1602 South Sheridan Ave  
Tacoma , Washington 98405

**From:** [Joy Caddock](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 1:53:43 PM

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Planning Commission,

Dear Planning Commissioners,

I am a farmer, parent, landlord, homeowner in the North end and lifelong resident near Salish Sea (Tacoma since 2006).

Humanity faces interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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Thank you for your consideration.

Joy Caddock  
253.970.3018

Joy Caddock  
joycaddock@gmail.com  
817 N. I St.  
Tacoma, Oregon 97403

**From:** [Julie Cain](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Kinlow, Charla](#); [City Clerk's Office](#); [Hines, John](#); [Cain, Andrew](#); [Aaron Bates R&J](#); [Harold Moniz](#)  
**Subject:** Home in Tacoma Phase 2 comments  
**Date:** Saturday, April 30, 2022 3:59:42 PM

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Tacoma Planners:

Thank you for working toward creating a system that allows investors to develop affordable housing. Increasing the supply of creative living opportunities will benefit all residents of the community. Neighborhood infill is the only way that Tacoma will create affordable housing with 90% of current housing as single family homes. Creatively using existing buildings to provide these affordable living solutions will allow the character of attractive residential neighborhoods to be maintained while increasing density. Your plan is good. However, affordable housing is only achievable if development costs are controlled.

I am writing to urge you to work with citizens willing to invest and develop creative living opportunities. We recently purchased a church in North Tacoma with the intent of creating affordable housing for young people finishing their education and beginning careers. We actually have a waiting list of productive young citizens in their mid 20's who desire to serve their community, live in a community of other young adults who want to serve, are working in entry level jobs, completing apprenticeships, and starting out in life. Without creative housing solutions this productive, active workforce cannot afford to live in North Tacoma.

We created a plan to convert this beautiful church building that had been vacant for two years into group housing. Our plan epitomises sustainable community development and the stated objectives of Home in Tacoma. We are not scraping a functional building and redeveloping a commercial box in a beautiful residential neighborhood. We do not need to change the beautiful exterior of this iconic church. Our architect designed an attractive, safe, functional interior renovation that adds to the current layout and allows for a community of residents to live comfortably and affordably within this beautiful building. The church has wonderful community spaces, a large commercial kitchen, small nooks for reading and alone time, and comfortable suites with bedrooms and bathrooms. We have experienced excitement from the community, the city counsel (we even received calls from counsel members urging us to proceed), and from the city staff who have stated, "this project is exactly what Home in Tacoma hopes to achieve." However, when we started the pre-application process and received comments back, the comments asked us to redevelop the full block of city sidewalks, re-landscape an already landscaped city area, widen the alley behind the building, etc., etc., etc. Interestingly, the current sidewalks are not in disrepair and the landscaping is already beautiful. The city is requiring, for a project that does not change the exterior of a building and uses the current interior layout, for us to take out the current infrastructure of the surrounding block and replace it. The requirements literally spanned 3 single spaced pages of redeveloping the streetscape of the City of Tacoma. The city comments completely priced us out of creating affordable housing.

For perspective, the planned renovation cost, following all city codes, is about half of the market value of the building. The requirements from the city comments came back this week with a project list that we estimate to add an additional 50% to the renovation budget! 50%!! It will also delay the project significantly, maybe up to a year, adding to the cost a year of lost revenue and a year of accrued interest payments. Projects like this are a significant risk. With the rise of construction costs in the market today, investors cannot afford an additional



50% cost from the city, a year of lost revenue, and an additional year of financing, taxes and insurance.

If you truly care about affordable housing, I urge you to work with local owners who are willing to invest in the cause of affordable housing solutions. Our project would take an existing unused building and provide housing for up to 50 young people in a safe, positive environment, in an area of Tacoma where otherwise they cannot afford to live. The project is sustainable, creative, and builds community. Our project fits into the neighborhood in which it sits. These young people are the future of Tacoma. They are working hard to finish their education, move up in the workforce, and serve their community.

Please consider the bigger picture of allowing housing to be affordable in Tacoma. Please consider limiting the city infrastructure redevelopment requirements to match the scope of the project.

Thank you for your consideration.

Julie Cain  
206-852-4283

**From:** [Megan Capes](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Thursday, April 28, 2022 10:57:59 AM

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Thank you for your consideration.

Megan Capes  
capesmegan@gmail.com  
318 Judson St S  
Tacoma , Washington 98444

**From:** [Michael Catanzaro](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 8:27:21 PM

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Thank you for your consideration.

Michael Catanzaro  
m\_catanzaro66@hotmail.com  
1507 North Steele St, Apt. 1/2  
Tacoma, Washington 98406

**From:** [Tara Chase](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Monday, April 18, 2022 7:46:23 PM

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Thank you for your consideration.

Tara Chase  
taramchase@hotmail.com  
12615 37th AVE E  
Tacoma, Washington 98446

**From:** [Gail Cline](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Fwd: Home In Tacoma Phase 2  
**Date:** Wednesday, April 27, 2022 9:40:44 AM

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On Tue, Apr 26, 2022 at 12:15 PM Gail Cline <[oaklandcline3@gmail.com](mailto:oaklandcline3@gmail.com)> wrote:

Hello Planning Commissioners

Please spend your Home In Tacoma Phase 2 time on low-scale residential areas. Put the mid-scale housing on hold until you have the low-scale right.

Green sustainability, Setbacks, Parking, Hardscape/pavement as % of parcel, Trees/green space, Site Placement & Sidewalk areas all need to be nailed down in low-scale first.

Environmental Review of infrastructure and urban services capacity/costs to meet existing demand and projected demand is so important! Do not think that this can be done later or you are doing exactly what was done in the 1950's... a blanket approach that will fix itself.

The April 8-15th front page article in the Tacoma Weekly, "Don't Seattle My Tacoma" says it all. Pushing Home In Tacoma to meet deadlines will result in the picture of the two new dwelling on the front page: No attention to setbacks, roof heights and site placement. I feel for the home owners on N Prospect.

You stated that you will take recommendations from the community into consideration. Please listen to the citizens of Tacoma.

Thank-you  
Gail Cline



**From:** [THOMAS CLINE](#)  
**To:** [Home In Tacoma](#); [Planning](#)  
**Cc:** [Hines, John](#)  
**Subject:** Home In Tacoma Phase 2  
**Date:** Wednesday, April 27, 2022 9:38:09 AM

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## Planning Commissioners

Launching the entire Home in Tacoma project all at once would be irresponsible. Most home owners are not aware of the sweeping changes that could drastically impact their neighborhood and create friction between neighbors. Please consider shelving the mid-scale option and focus on the low-scale portion until a reasonable vetting process can be established to confirm the programs viability.

A design review board should be established to help retain the character of Tacoma's neighborhoods that might be impacted. Many of the current housing projects under construction in Tacoma don't visually fit the area they are in, create parking issues and are not considered affordable by their listing price.

At this time public notice for anything less than 20 units is not required if permitted outright. I request a public opportunity before any of the Home in Tacoma land use decisions are implemented, allowing for an appeal opportunity before the courts become involved. An appeal process should be established to address concerns and help avoid court litigation.

A change this large should not be rushed. It should be sold to Tacoma home owners (voters) to get their backing. Time should be taken now to fully educate Tacoma residence and confirm their backing.

Thank you

Tom Cline

**From:** [danacoggon@gmail.com](mailto:danacoggon@gmail.com)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 6:21:49 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

danacoggon@gmail.com  
2518 South Cushman Avenue  
Tacoma, Washington 98405

April 30, 2022

Per request by Chair Petersen, my comments relate to concerns not addressed during the public comments given to the Planning Commission on April 20<sup>th</sup>.

The Scope of Work (SofW) from Phase I does not address the new map now being displayed in 2022 by the Planning and Development Department, via the Planning Commission. This new map, here to unknown to Tacoma residents is titled:

**Centers and Corridors: Primary areas for Inclusionary Zoning ; anti-displacement; incentives**

This new map is now juxtaposed to the December 7<sup>th</sup> City Council approved **Low and Mid-scale Residential Zoning Map** from Phase I of Home In Tacoma. The December map in 2022 now carries a longer title extension behind this title adding: **Missing Middle Zoning/Standards; anti-displacement and incentives**. The terms “Inclusionary zoning”; anti-displacement; incentives mean what exactly?

How can the public begin to comment on such verbiage and concepts during this PC request for public input, when these terms lack any type of definition for understanding? They were not presented during the multiple IPS committee meetings last fall, nor any of the City Council’s review of Home in Tacoma November or December 2021.

The new 2022 map areas have been defined as requiring new “Inclusionary” zoning. I, like others living within these newly defined areas have been found to be “exclusionary” requiring a re-labeling of our neighborhoods to become “inclusionary”. Some city staff and fellow residents have defined “exclusionary” as NIMBY (Not in My Backyard), or in the extreme “white supremacist” if not embracing being a “systemic racist”. Or just “racist” as a former Chair of the Planning Commission shouted at residents who did not want apartments to be built in their post WWII intact SF neighborhood.

What data points have determined these specific corridor areas to be exclusionary? Who established the criteria and on what basis?

As the accelerated Phase II process crashes forward, will additional zoning maps of various criteria be introduced and overlaid till the ultimate map vision by the majority of the May 2021 Planning Commissioners, suddenly reappears?

Speaking about time lines, was the 18 month for Phase II being driven by a federal or state grant deadline to meet their criteria? Or, how Tacoma's Planning department has established its own criteria and deadline? We are just entering the 14 of 18 months to complete the entire Phase II. With the public process portion to be finished in less than 7 months, and that includes yet to be hired, a consultant in May to assist, how can anything of substance or quality be achieved for Tacoma's residents?

Heard Planning and Development requested, and was granted \$100,000, to implement their HIT process. That's relatively a small amount of funds to return, given the overly ambitious vision of the Planning and Development Department and other "stakeholders" some who don't live here and are not vested in creating a livable city through their mission, which is to scrape off our paltry tree canopy and create one huge – hot - hardscaped, devoid of the nature we and other residents – wildlife – need to survive.

The City Council would be remiss to accept these dramatically new "maps" and terminology to be considered when they were not under taken during Phase I.

Jodi Cook,  
26 year resident of Tacoma

## Barnett, Elliott

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**From:** Home In Tacoma  
**To:** Planning  
**Subject:** RE: Mid scale development

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**From:** The Travel Company <[mj@thetravelcompany.net](mailto:mj@thetravelcompany.net)>  
**Sent:** Sunday, May 1, 2022 2:50 PM  
**To:** Planning <[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)>  
**Subject:** Mid scale development

I support the minority report by three very knowledgeable Planning Commissioners. Do not move on to implement Mid-scale apartment development in current Residential Zones.

Because my 110 year old home across the alley from a homeowner who has signaled that as soon as he can he intends to go higher and expand to fill his lot and block the views of those living behind him. Every day other Tacoma residents are meeting to discuss what is going on in our city. Very few are happy about it.

We have built a lovely city over many years. Greed of developers will destroy it quickly if you do not represent your taxpayers rather than lobbying interests. If the public had been properly informed that this is a major up zone, the opposition would be overwhelming. Come look at the outsized project now being shoehorned into our neighborhoods. Tell me honestly that you would want this next to your home.

Mary Jo Strom Copland  
3217 north 28th street  
Tacoma 98407

Sent from my iPhone

**From:** [Meilani Corona](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 8:43:42 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Meilani Corona

lanivina@gmail.com

522 north I st

Tacoma , Washington 98403



## Barnett, Elliott

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**From:** Corso . <corso1965@live.com>  
**Sent:** Wednesday, April 13, 2022 1:58 PM  
**To:** Deborah Cade; Jay and Julie Turner; Marshall McClintock  
**Cc:** Rocky; Tom Giske; Judy Martin; John Butler; Melinda Gordon; Lynda Best; Alex Straub; Barnett, Elliott; Barnett, Elliott  
**Subject:** Re: Home In Tacoma - Phase 2 Meeting

Hello NSHD BOD,

Elliott Barnett, Senior City Planner, has requested a meeting with us to discuss the HiT Project in the context of the NSHD.

He understands that the NSHD was mostly built-out before the city applied zoning policies to the neighborhood, and consequently we already have the variety of housing options that City Council wants to see built in the newer city neighborhoods. That is, he understands that we want to preserve what we have, and we need to have a discussion about how we prefer to try to do it.

My conversation with Elliott about preparing for HiT Project Phase II started in Dec. 27<sup>th</sup> and covers many issues. However, during this meeting, the focus will be a conversation around questions like:

1) How can HiT Project Phase I zoning policies that City Council approved last year be applied in the NSHD to change the land-use priority from preservation to development?

2) Assuming City Council votes down our proposal to down-zone most parcels in the NSHD to Low-Scale Residential, we should raise "What if" scenarios to help Elliott prepare for writing land-use code that implements the zoning policy but suppresses development and promotes preservation, particularly:

2a) Along N. I St. (and the Gray Gables parcel on Division) where Council has voted to apply the Mid-Scale Residential zoning policy.

2b) Along N. 3<sup>rd</sup> St. and N. State St. where Council voted to apply the High-Density zoning policy.

2c) In the commercial district at the intersection of N. K St. and N. 6<sup>th</sup> St. where Council voted to apply the Mixed-Use Center zoning policy.

3) What zoning tools are available to Elliott for reducing the risk of development in the NSHD and promoting the preservation of early Tacoma residential architecture, and what are the advantages and disadvantages of the various options?

Weather permitting, I proposed meeting outside the Parkway on the 300 block of N. I St., so we can have this discussion in the context of a part of the neighborhood that's likely to experience perhaps the most development pressure, continue the discussion as we walk up N. 3<sup>rd</sup> St. on our way to the intersection N. K St. and N. 6<sup>th</sup> St. which is also likely to experience a lot of development pressure.

Elliott is available to meet on:

Thursday, April 14<sup>th</sup> from 6p-7:30p

Friday, April 15<sup>th</sup> from 5p-7p

Monday, April 18<sup>th</sup> from 8a-10a or 4:30p-7p

Elliott, Marshall and I prefer to meet on Monday, April 18<sup>th</sup> from 4:30p-7p. If you want to participate in this meeting, can you join us at this time?

Elliott expects this meeting will likely be the first of several meetings.

Geoff

NSHD Treasurer

Sent from my Verizon, Samsung Galaxy smartphone

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**From:** Marshall McClintock <marshalm@q.com>

**Sent:** Tuesday, January 4, 2022 7:18:40 AM

**To:** Geoff Corso <corso1965@live.com>

**Cc:** dlcade <dlcade@comcast.net>; JnJ Turner <juliejayturner@gmail.com>

**Subject:** Re: Home In Tacoma - Phase 2 Coming Soon Consultant

This sounds like a good plan. I did speak with Debbie at Immanuel, and we can use space there in case of rain. The day care is back, so we'd have to use one of the larger classrooms.

FYI, I'm moving ahead with trying to schedule something with Hines. As a courtesy, he wants to speak with Rumbaugh and perhaps invite her, which is pretty standard procedure when one district CM meets with folks from another CM's district. However, I still think we need to pursue a separate meeting with Rumbaugh.

Marshall

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**From:** "Geoff Corso" <corso1965@live.com>

**To:** "dlcade" <dlcade@comcast.net>, "JnJ Turner" <juliejayturner@gmail.com>, "Marshall McClintock" <marshalm@q.com>

**Sent:** Monday, January 3, 2022 3:50:41 PM

**Subject:** Fw: Home In Tacoma - Phase 2 Coming Soon Consultant

Please respond before Friday.

Elliott expects sometime in February would be a good time for him to meet with us to hear our zoning questions and concerns and discuss how we want to address them in the context of implementing the new zoning policies. Although it's a few weeks away, I think we should insert ourselves into his calendar with the expectation that we may have to reschedule it. Do any of you oppose scheduling now?

If the weather permits, I prefer to meet outside in the early afternoon (usually the warmest part of the day). Yes, Omicron is an issue, and I think it's important to have our conversation in the context of the neighborhood to help keep the discussion grounded in specific examples.

If you agree with this approach, I'd like to pick two locations (assuming we talk for 30 mins at each location) that provide the most examples of our zoning concerns. I'll offer that the 300 block of N I St and our C1-HIST district might be candidates for meeting places. If you think there are other parts of the district that illustrate a cluster of zoning concerns, please suggest them.

Obviously, we need to plan for bad weather (e.g., find an indoor meeting space, etc.). Please help me brainstorm indoor meeting spaces. I'll take pictures of structures (and group of structures) to help illustrate my zoning concerns. If you need help illustrating a zoning question or concern, tell me and I'll photograph it. Clearly, we need to prepare a list of our zoning concerns and questions. In addition to us four, is there anyone else in the neighborhood who has been following the HiT Project, expressed concerns, and we should consider asking to help?

If you think we should plan for the meeting differently, please offer your suggestion(s) for debate.

Geoff

NSHD Treasurer

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**From:** Barnett, Elliott <EBarnett@cityoftacoma.org>  
**Sent:** Monday, January 3, 2022 1:43 PM  
**To:** Corso . <corso1965@live.com>  
**Cc:** Deborah Cade <dlcade@comcast.net>; Jay and Julie Turner <juliejayturner@gmail.com>; Marshall <marshalm@q.com>  
**Subject:** RE: Home In Tacoma - Phase 2 Coming Soon Consultant

Good questions – we will have firmer dates soon. But, tentatively, sometime between mid-January and early March should work. If it's earlier, we will have fewer details worked out though. February could be the sweet spot.

Happy 2022!

Thanks for requesting a meeting with us.

We're very interested in participating in the HiT scoping phase where we raise zoning questions, discuss how we're going to answer them in the context of implementing the new zoning policies.

To help me arrange the meeting:

- 1) What's the earliest date you'll be ready to meet with us?
- 2) What's the latest date we can meet with you and still have the opportunity to influence zoning policy and code during the scoping phase?

Geoff

NSHD Treasurer

Sent from my Verizon, Samsung Galaxy smartphone

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**From:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>  
**Sent:** Monday, January 3, 2022, 8:39 AM  
**To:** Corso .  
**Subject:** Re: Home In Tacoma - Phase 2 Coming Soon Consultant

Hi Geoff,

Thanks for all that info! To be honest, there's a lot there and I'm going to need some time, in person conversations (I hope!), and ideally a walk through the neighborhood to understand it better. I did read your email with an eye to identifying what you think are the key concerns and opportunities for development standards in the NSHD. I keyed in on the notion that the diversity of housing types is one of the important goals for you. That's interesting and worth discussion.

I'd like to say frankly that all of us at the City greatly value the NSHD and our other pre-zoning neighborhoods, want to see them flourish and retain their historic character, and see them as models for our City more broadly. I think that the NSHD, as an area and a community that is further along than most in refining the vision for your neighborhood, can provide important insight to this effort--for your own neighborhood and the city as a whole.

The first step of Phase 2 is a scoping process. Its purpose is to flesh out what questions need to be answered and how we are going to go about doing so, in implementing the Phase 1 policy direction.

I'd appreciate your help in setting up a conversation with the NSHD about that in the coming month or so. Please let me know your suggestions how to set that up.

Thank you and happy new year!  
Elliott

**Elliott Barnett, Senior Planner**

City of Tacoma - Planning and Development Services  
747 Market Street, Room 345  
Tacoma, Washington 98402  
[ebarnett@cityoftacoma.org](mailto:ebarnett@cityoftacoma.org)  
Work: (253) 591-5389  
Cell: (253) 312-4909

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**From:** Corso . <[corso1965@live.com](mailto:corso1965@live.com)>  
**Sent:** Friday, December 31, 2021 12:35 PM  
**To:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>  
**Subject:** Re: Home In Tacoma - Phase 2 Coming Soon Consultant

Hey Elliott,

I'm sorry for the slow reply, and I'm sorry for being unclear in my earlier email about my criticisms of the HiT Project given my experience with it so far. I certainly look forward to the presentation of your zoning tools and better understanding the Planning Department's vision for regulating development and preservation in the NSHD.

Rest assured, I hold you, Brian, Peter and the rest of the Planning Department in high regard. In addition, each of you appears to be doing the work of 2 people in the effort to meet Council's demands to complete the changes to zoning and standards before the day in 2023 when the temporary shield from the power of SEPA expires.

Much of my frustration with the HiT Project so far is due to the politics of the Planning Commission and Council. While I feel like I have only a vague understanding of the HiT zoning policies, it's clear that the politicians want to apply the new zoning policies to NSHD parcels with apparent disregard for the fact the district is listed on the city register of historic places. I base this claim on the fact that approx 119 NSHD parcels are scheduled to be regulated by the Mid-Scale Residential zoning policy even though most most of the structures on these parcels are single-family structures. In addition, approx another 14 NSHD parcels are scheduled to be regulated by the MUC zoning policy even though there are only 2 parcels with mixed-use structures on them and one parcel with a commercial structure. The remaining structures include two parcels with apartment buildings, one parcel with a 2-unit condo structure on it, one parcel with 2 single-family houses on it, and 5 parcels with a single-family house on them.

Clearly, Council is using the HiT zoning policies to prioritize development over preservation in the historic district. While I'm unhappy about the politics of HiT, I'm happy with the policy statements in the October 27th document listing changes to the Comp Plan and hope Council will fail to nullify the policies that support historic preservation.

As of Dec. 7th, all three zoning policies are scheduled to be applied to NSHD parcels, and I find it worrisome that they're all designed to communicate to real estate investors and builders that the city views most of the land in the NSHD is under-developed, and none of the zoning policies (as far as I can see at this point) have been designed to communicate to the same investors and builders that preservation is a primary objective for structures in residential historic districts.

Again, I look forward to you daylighting the zoning tools and learning how you're planning to use pro-development zoning policies to promote the preservation of NSHD contributing structures and their relationships to one another.

I'm not very familiar with Denver's approach to zoning, and it's likely that I'll make errors in trying to describe it to you. I grew-up in that area and have friends there. It's my understanding that the city has a plan for each parcel, regulating the types of buildings that can (and can't) be built on a parcel.

Using a local example to illustrate my understanding, consider the 300 block of N I St. It's zoned HMR-SRD-HIST and will be rezoned Mid-Scale Residential. Currently, there are 7 contributing, single-family houses, a contributing duplex, a contributing, a pair of 3-story apartment buildings, a non-contributing 2-story apartment building, and one, contributing commercial building.

Imagining a scenario where we have an earthquake, a gas line breaks, and fire destroys the contributing structure, let's compare and contrast the strengths and weaknesses of my understanding of the Mid-Scale Residential zoning policy with my understanding of Denver's Zone Lots policy:

301 N I St: A contributing single-family house that appears to have been converted to a four-plex. Tacoma's Mid-Scale Residential zoning policy appears to allow the owner to build any form of fully-residential structure on this parcel up to and possibly including a 4-story apartment building. After the structure is destroyed in our imaginary disaster, let's assume the owner wants to replace the contributing single-family structure with a 4-story apartment building. Let's assume that LPC rejects the application based on the fact that there are no contributing 4-story structures in the NSHD. Then, the owner submits an application to build a 3-story apartment building, and LPC approves the plan. My concern in this scenario is that LPC is failing to preserve the diversity of structures in the NSHD and their relationships with each other. That is, over time, I foresee the the relative percentage of contributing single-family structures declining and the relative percentage of 3-story, non-contributing apartment buildings increasing. Perhaps Denver's Zone Lots policy can be adapted in Tacoma to help preserve the diversity of build forms that's a fundamental characteristic of this streetcar historic district that was built before the City adopted zoning policy. For example, using a tbd public process, it may be decided that - should the building be destroyed - the owner can replace the contributing structure with a another 2.5 story, single-family structure with the option to design the interior with multiple dwelling units. All other building forms including a single-story house, duplex, triplex, fourplex, apartment, townhouses, etc. would be discouraged or prohibited.

309 N I St: Similar scenario as 301.

313 N I St: A contributing commercial structure, and I'm unsure whether there are any original or new dwelling units in the back of the building. Given the scheduled Mid-Scale Residential zoning policy, it appears that the use of this structure as a tavern will be non-conforming which is awkward given it's long history of use as a tavern. I suspect Jeff would like to add dwelling units to this structure, if he hasn't already done it. Given the Mid-Scale Residential zoning policy, I assume he would have to violate code to add the dwelling units to the commercial structure.

Perhaps Denver's Zone Lots policy might provide Jeff with a means for adding dwelling units to the parcel by allowing a building form such as a single-story, mixed-use structure with commercial space in front and residential space in back.

I have several zoning questions about this parcel and look forward to the daylighting of your zoning tools for answers. For example, if the Parkway was destroyed in a disaster and Jeff wanted to rebuild and reopen the tavern, would he be able to reopen the business given the Mid-Scale Residential zoning policy? Would it matter if it took one year or three years to accomplish this project? Would it be easier to rebuild and reopen the business under a Zoning Lots policy? Etc.

However, if the Parkway was destroyed in a disaster, I suspect Jeff would want to replace it with the largest, mixed-use structure the city and LPC will allow on this parcel. Perhaps there's some value in having the discussion about which building forms and uses will be allowed and disallowed on this parcel in advance so everyone knows what to expect and can plan for it.

319 and 323 N I St.: Twin, contributing, 3-story apartment buildings.

It's seems unlikely that the owner will want to add a story to these twin structures.

And, if one structure were destroyed and the other remained in good condition, it's likely that the destroyed building would be rebuilt.

However, if both buildings were destroyed, the Mid-Scale Residential zoning policy appears to enable the owner to replace the structures with a single-family house, a duplex, a triplex, etc. Does the city want to risk someone purchasing this freshly-cleared parcel and building their McMansion?

It appears that Denver's Zone Lot policy would make it easy for the city to disallow the building of most building forms on this parcel other than a 3-story apartment.

I think these are enough examples to communicate some of my concerns with the HiT zoning policies and some of the benefits I see in Denver's Zone Lots zoning policy for maintaining the diversity of building forms in the NSHD that are characteristic of a "pre-zoning" streetcar neighborhood.

To be clear, these are my own thoughts, and I'm not speaking on behalf of the NSHD BOD.

I hope you have fun plans for this evening and a happy, healthy and prosperous 2022.

Geoff

Sent from my Verizon, Samsung Galaxy smartphone

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---

**From:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>

**Sent:** Tuesday, December 28, 2021, 11:52 AM

**To:** Corso .

**Subject:** RE: Home In Tacoma - Phase 2 Coming Soon Consultant

Great, thank you very much Geoff. I will add Denver to our list for benchmarking. I'm curious what you mean by parcel-by-parcel?

Forgive me for pushing back, but what makes you think that Home In Tacoma is a clumsy approach? To me, that seems unfair when we haven't proposed zoning tools yet. The Comp Plan policies just adopted are a framework that indicates the general housing types, densities, design standards, adaptive reuse as a priority, etc. We hope you will participate in creating zoning and standards to implement those policies. I know how much you care about the historic district. We do too.

**Elliott Barnett, Senior Planner** (he, him)

City of Tacoma – Long Range Planning

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

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**From:** Corso . <[corso1965@live.com](mailto:corso1965@live.com)>

**Sent:** Tuesday, December 28, 2021 11:12 AM

**To:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>

**Subject:** Fwd: Home In Tacoma - Phase 2 Coming Soon Consultant

Elliott,

An email you sent earlier today is getting around. In it, you ask for the names of cities that have been working on an infill housing plan. You list a few cities but don't include Denver. Is Denver's strategy of zoning on a parcel-by-parcel basis off the table in Tacoma?

I find Denver's approach appealing because it provides a means of planning for maximum infill potential in residential and business districts that were developed before the mainstream adoption of zoning policy.

IMHO, the HiT Project zoning policy is a clumsy tool for regulating infill, particularly in a "pre-zoning," densely-populated, streetcar neighborhood. In an historic district, it's not only the individual contributing structures the city must preserve during the upzone, the relationships between the contributing structures must be preserved too. I suspect the city can maximize the potential for more dwelling units in the historic district, while minimizing the risk of damaging its overall integrity, by taking a parcel-by-parcel approach to zoning policy and code.

Geoff Corso  
701 N J St

Sent from my Verizon, Samsung Galaxy smartphone  
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**From:** Jodi Cook <[jodi.cook0983@gmail.com](mailto:jodi.cook0983@gmail.com)>  
**Sent:** Tuesday, December 28, 2021, 9:37 AM  
**To:** Nancy Campbell; Marshall McClintock; Geoff Corso; Felicity Devlin  
**Subject:** Fwd: Home In Tacoma - Phase 2 Coming Soon Consultant

<snip>

Begin forwarded message:

**From:** "Barnett, Elliott" <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>  
**Subject:** RE: Home In Tacoma - Phase 2 Coming Soon  
**Date:** December 28, 2021 at 6:13:19 AM PST

**To:**

Hi everyone,

Yes, we will have consultant services but have not yet secured them. We'll be putting together the materials to do so in the next month or so.

Many cities are working on or have worked on infill housing standards in recent years. In fact, I expect most cities have to some degree. Here are a few I know of:

In Washington:

Olympia, Lacey, Seattle, Walla Walla, Everett

Elsewhere:

Portland, OR – they provide probably the most comprehensive example (look for the Residential Infill Project)

Minneapolis – got a lot of attention as the first city to revisit single-family zoning

I have heard, but not researched much yet, that Berkeley, CA has done work on this

Please let me know if you find examples that you think we should be looking at.

Also, if you go to the last tab on [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma), you will find Resources. In particular take a look at the Puget Sound Regional Council's infill guidance as well as the WA Dept. of Commerce's housing link.

Happy holidays – enjoy the snow!

Elliott

**Elliott Barnett, Senior Planner** (he, him)



City of Tacoma – Long Range Planning  
747 Market Street, Room 345  
Tacoma, Washington 98402  
(253) 312-4909  
[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

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**From:**  
**Sent:** Monday, December 27, 2021 10:27 AM  
**To:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>  
**Cc:**  
**Subject:** Re: Home In Tacoma - Phase 2 Coming Soon

Good morning, Elliott. We are gearing up for Phase 2 of the Home In Tacoma project. Can you help with a couple questions?

Will the Planning Department have consultant assistance on Phase 2? If so, who is the consultant(s)?

Can you suggest design standards from other cities that we might refer to as Tacoma discusses this topic? Thank you, and will be in touch again soon.

On 12/20/2021 2:25 PM, Barnett, Elliott wrote:



### **City Council has adopted Home In Tacoma – Phase 1**

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

#### The Phase 1 package includes

1. **Comprehensive Plan policy updates** – changing Tacoma's housing growth strategy and calling for new zoning and standards supporting infill housing



2. **Near-term Code Changes** – adding flexibility to Tacoma’s current housing rules to promote affordability and infill
3. **Tacoma’s Housing Action Plan** – guiding long-term implementation of housing goals

The complete package is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

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

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

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

## **Phase 2 Coming Soon**

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

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

#### The Phase 2 scope of work will include

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

#### Tentative 2022 to 2023 Process

1. Project Scoping (January to April 2022)
2. Information gathering and engagement
3. Preliminary alternatives
4. Planning Commission public hearing

## 5. City Council review process

### How to learn more

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

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



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4



Virus-free. [www.avg.com](http://www.avg.com)

**Barnett, Elliott**

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**From:** Corso . <Corso1965@live.com>  
**Sent:** Saturday, April 30, 2022 4:14 PM  
**To:** Home In Tacoma  
**Cc:** Rumbaugh, Sarah; McCarthy, Conor; Walker, Kristina; Daniels, Kiara; Hines, John; Woodards, Victoria; City Clerk's Office; Barnett, Elliott  
**Subject:** Planning Commission Home in Tacoma: Phase 2: Scoping Recommendation  
**Attachments:** Planning Commission HiT Phase 2 Scoping 04302022.docx

Dear Tacoma Planning Commission,  
Please see the attached file for an HiT Phase 2 Scoping recommendation.  
Thank you,  
Geoff Corso  
701 N J St  
Tacoma

April 30<sup>th</sup>, 2022

John Geoffrey Corso  
701 N. J St.  
Tacoma, WA 98403

City of Tacoma  
Planning Commission  
747 Market St.  
Tacoma, WA 98402

Re: Home in Project Phase 2: Scoping

Dear Planning Commission Chair Petersen, Vice-Chair Karnes, and Commissioners:

Thank you for your service to the city. You're not only working to solve very challenging problems, you are bearing great responsibility for your recommendations to City Council. Your HiT Scoping recommendations are a good example, and I advise you to proceed with much more caution than you've been demonstrating because there are many ways this project is already harming Tacomans and has the potential to inflict further harm. For the reasons summarized below, please advise Council to:

- Change the status of the adopted residential zoning policies and maps back to proposals.
- Open their calendars and schedule meetings with their constituents who represent the diversity of their constituency.
- Fully present the housing challenges that they are working to address, and engage their constituents in a discussion of these problems, naming unrecognized problems, prioritizing them, etc.
- Propose the HiT zoning policies and maps to every group of constituents willing to listen with clear statements linking the housing challenges and the policies and maps intended to resolve them.
- Lead a genuine debate of the advantages and disadvantages of the City's proposed policies and maps without defending them, selling them, etc., and take note of every recommendation for improving them.
- Incorporate their constituents understanding of Tacoma's housing challenges and their recommendations for resolving them – or at least reducing their severity – and start a second iteration of HiT policies and maps.
- Continue this iterative process until they have built wide support among their constituency for a housing plan.

Given public testimony and letters, you must be well-aware that Council does not have wide support for the adopted residential zoning policies and maps and there is even less support for your HiT Phase 1 recommendations to Council. Continuing to advise Council to muscle-through controversial policies and maps is risky because the many groups who oppose the policies and maps may decide to temporarily set aside their differences and unite to defeat the HiT Project.

The HiT Project is widely viewed as a generous gift from Council to corporations, particularly the real estate investor community and the builder community. Witnessing 40 years of deregulation, the shriveling of the middle-class, and the extraordinary wealth that a small number of families are accumulating, many Tacomans expect residential land-use deregulation to continue making them poorer and the small number of families around the world wealthier.

Although not yet implemented, the adopted policies and maps are already making it harder for families to buy a home in Tacoma because of the increasing number of corporations (e.g., Roofstock, RealtyMogul, Equity Residential, Home Priorities, American Homes 4 Rent, Invitation Homes, China Evergrande Group, New World Development Co. LTD, etc.) are interested in purchasing real estate in Tacoma. These corporations are speculating that land-use deregulation will drive the value of Tacoma land higher in the coming years and the real estate will generate income for themselves and their clients for decades. For example, as you may already be well aware, the single-family house at 424 N. Yakima Avenue (already been converted to a triplex) was recently on the market. Once the realtors realized that corporations were demonstrating an interest in purchasing the property, they stopped showing the property to families who were unable to make a \$1,000,000 cash offer. A retired couple was interested in purchasing the triplex with the plan to live in one dwelling unit while renting the other two units to supplement their income. Unfortunately, they were unable to make a \$1,000,000 cash offer. It is unlikely this house will be owner-occupied, and a growing number of Tacomans are realizing that the HiT Project is making it more difficult to buy a home in Tacoma.

We all know someone who is renting but wants to own their home because ~48% of Tacoman's are renting their home. Nationally, ~64% of families own their home. In Washington State, ~63% of families own. Tacoma's owner-occupancy rate is ~52%, and Tacomans are beginning to realize that the HiT Project will further reduce the homeownership rate as corporations compete amongst themselves for Tacoma residential real estate.

The owner-occupancy rates in some areas of the city are already far below the city average. For example, on the 700 block of N. J St., there are 40 dwelling units with an owner-occupancy rate of 15%. Low owner-occupancy rates like this are common in Tacoma's older residential neighborhoods, and the HiT Project includes no policy statements promoting owner-occupancy.

Last, but not least, the Planning Commissions made a fundamental flaw during Phase 1 by "othering" Tacoma's middle-class, labeling them (e.g., "NIMBYs," "The North End"), positioning them as their opponent, using the pandemic as an excuse to keep them at a distance and otherwise excluding them from a genuine debate, and largely disregarding their questions, concerns, and recommendations. In short, the Planning Commission engaged in violence against Tacoma's middle-class during Phase 1.

The city's primary ethical principle should be to do the most good for the most Tacomans, and the Planning Commission has lost sight of this principle while working on the HiT Project. Clearly, the Project is a big gift to a small number of corporations and their investors. Approximately 48% of Tacomans are not only missing out on the opportunity to build wealth through real estate appreciation, the Project has sparked a real estate boom that's driving-up

housing prices and pushing homeownership further out of reach. As corporations continue to add Tacoma real estate to their portfolios, the number of Tacomans who want to own their home – but are forced to rent – will likely increase.

This is a poor foundation for starting Phase 2, currently positioned as the implementation phase. Please advise Council to pause implementation and build broad support for the housing policy and map.

Sincerely,

John G. Corso

**From:** [Wally Croshaw](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home In Tacoma Zoning Changes  
**Date:** Monday, April 18, 2022 9:34:13 AM

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I support the goals of improving housing availability and affordability in Tacoma.

As proposed and implemented, Home In Tacoma is not meeting those goals. In fact, early examples of infill demonstrate it is not providing affordable housing (Market Rate is not affordable.) and is not reducing homelessness (Read the paper, drive through neighborhoods.) It is however degrading the character and livability of existing neighborhoods. (See examples of incoherent design, located completely to property lines with historic homes.)

I respectfully ask that the City of Tacoma:

- \* Place Mid-Scale on hold - There is no need to build 3+story apartments in most residential neighborhoods according to the City's own study for meeting 2050 housing targets

- \* Work with neighborhoods to ensure unique needs are addressed. One size doesn't fit all. Consider the availability of mass transit, for example.

- \* Ensure Low-Scale zoning changes are implemented well. Study its impacts on our goals of improving housing affordability and reducing homelessness. Focus on providing income tested affordable housing.

- \* Learn from our experience and that of other cities. Make adjustments based on our mistakes, don't continue to repeat them.

Thank you very much,  
Walter Croshaw  
3017 N 10th ST  
Tacoma

**From:** [Jeff Dade](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home In Tacoma response  
**Date:** Monday, March 21, 2022 5:19:44 PM

---

To Whom It May Concern:

### **Local Prioritization**

My primary feedback has to do with creating a first right of refusal for locals. Resolution 40871 helped to establish some of the criteria to establish precedent and for the tool preparation that might be involved. It's vital for all new housing stock to be dedicated to EXISTING Tacomans and displaced residents. Without aggressive use of this measure, the needs of the extant will be subject to competition from outside of the desired target group. Let's focus on solutions that meet community needs directly rather than leaving it to the supposed hand of the market that continues to fail us - particularly Black and BIPOC residents.

Respectfully,

**Jeff Dade, AFC® | MACP**  
**Director | Community Development**  
**Forterra | Land for Good**  
1119 Pacific Ave., Suite 1300  
Tacoma, WA 98402  
**T** 253-921-7071 | **W** [forterra.org](https://www.forterra.org)

[Learn](#) more about our Hilltop community partnerships.  
[Experience](#) the lessons we're learning from Community genius.  
[Read](#) the Community Investment Council Report.



**From:** [Tim Davis](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Re: Needing WAY more homes in Tacoma :)  
**Date:** Tuesday, April 12, 2022 12:19:41 AM

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Thank you so much, Elliott! This is great to know! :)

I also have a HUGE dream of making a tiny stretch of Commerce Street \*car-free\*. :) It's the stretch from just south of Camp Colvos to the UWT Library. It would make the place SO welcoming and way more full of happy people!

Cheers,  
Tim

On Mon, Apr 11, 2022 at 9:38 AM Home In Tacoma <[HomeInTacoma@cityoftacoma.org](mailto:HomeInTacoma@cityoftacoma.org)> wrote:

Hi Tim,

Thanks so much for your comments. We will share them with the Planning Commission as part of their project scoping process which runs through the end of April 2022.

All the best,

Elliott

**Elliott Barnett, Senior Planner** (he, him)

City of Tacoma – Long Range Planning

[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

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---

**From:** Tim Davis <[pdxfan@gmail.com](mailto:pdxfan@gmail.com)>  
**Sent:** Sunday, April 10, 2022 3:24 PM  
**To:** Home In Tacoma <[HomeInTacoma@cityoftacoma.org](mailto:HomeInTacoma@cityoftacoma.org)>

**Subject:** Needing WAY more homes in Tacoma :)

Hi everyone!

CONGRATS on getting this first iteration passed! It's a big accomplishment! As you know, it's a VERY small (but very badly needed) step toward getting everyone housed who needs housing!

If you start down from the top floor of Hotel Murano, you'll see that \*empty parking lots\* dominate the vast majority of the space between all the streets. It's REALLY depressing! And those ALL used to be buildings! Downtown needs \*30,000\* more residents - and as SOON as possible! ONLY then can we BEGIN to have a place that \*\*finally\*\* prioritizes PEOPLE over CARS!

We haven't even reached one percent of our potential. But that just means that exciting changes are coming - but they need to happen very, VERY quickly, because people are literally DYING on our streets, with nowhere to live, nowhere to get help, etc...

Wishing you all the very best,

Tim

**From:** [darovi2003@yahoo.com](mailto:darovi2003@yahoo.com)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Sunday, April 24, 2022 2:14:14 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

darovi2003@yahoo.com  
1217 S 9th St  
Tacoma, Washington 98405

**From:** [Esther Day](#)  
**To:** [Home In Tacoma](#); [Esther Day](#)  
**Cc:** [Woodards, Victoria](#); [Hines, John](#); [Rumbaugh, Sarah](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Bushnell, Joe](#); [Daniels, Kiara](#); [McCarthy, Conor](#); [Walker, Kristina](#); [Pauli, Elizabeth](#)  
**Subject:** Phase 2 process  
**Date:** Thursday, April 28, 2022 9:14:59 PM  
**Attachments:** [Graffiti card.docx](#)

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Dear Planning Department, Mayor, and City Councilmembers,

It is critical that appropriate notification be MAILED to each home notifying them of this effort. To date, many homeowners are not aware this is going on.

The fact that notices were “allegedly mailed” to homeowners is not proven. The notifications were “allegedly mailed” to **Postal Customers**. That said, I say “allegedly mailed” because during the pandemic, the post office was underdoing its own problems with staffing and of course DeJoy cutting services and removing sorters did not help.

But Tacoma could help the fact that the information could have been mailed to homes and actual addresses.

- See the first postcard sent to Postal Customer during the pandemic attached.
- See Tidy Up Tacoma letter sent to homes for this work that was not as important as OUR Homes.
- See the postcard alerting us to the Graffiti cleanup.

You will clearly see why people – if they got the HIT postcard – did not pay attention to it, if it was delivered. Alternatively, the postal carriers may have decided that since it was not addressed to anyone in particular, they could ditch them. Not saying they did, but we won't know now.

You have a unique opportunity to put a hold on this Phase 2 and see how that works before completely destroying Tacoma and the valuable land that you plan to allow builders to build 4 story apartment houses that WILL NOT PROVIDE affordable housing – as the links I sent you showed, this is happening all over the country.

You can be smarter than that and put a hold on this project and see how Low Scale works out. Then, maybe you rethink the Midscale and make it Low Scale throughout Tacoma.

Help our young couples and families built wealth for their future and that of their children. Rents are going crazy.

Reports are that 86% of renters in Seattle are planning to leave. If you watched the videos in the links I sent you, you saw this happening all over the country.

Please reconsider and make us appreciate you for staying this project and not proceeding.

I also ask that you think about this: Why is Puyallup not building these type of apartments in their city. They have the Sounder, and bus lines. Why all of this in Tacoma?

Please let the VOTERS decide – put it to a vote of the people you REPRESENT.

Have public – face-to-face meetings with folks and show them what your designs are and what you envision our communities to look like. Not by ZOOM. Not everyone has a computer.

Put yourselves in their place. How would you feel if this was happening and you find out you might lose your home because you cannot afford the taxes or you will lose the sunlight that shines on your solar panels – for which you paid thousands of dollars to install.

THINK!!! People voted for you because you promised to do your best for them. Not to sell them out to the highest bidder developer.

Sincerely,  
Esther Day





Dear Pacific Ave Business District Owners and Neighbors -

As community members venture out in support of local business districts, the City of Tacoma wants these areas to be as inviting as possible to reflect the resilience these businesses have exhibited over the last year and a half through COVID-19 restrictions. To accomplish this, Mayor Victoria Woodards and City Council have initiated Tidy-Up Tacoma 2021.

On October 6, City crews will be out on the main arterial of your Neighborhood Business District to clean up litter/debris, perform graffiti removal, right-of-way landscaping, street sweeping, and more. During the Tidy Up Tacoma 2021 effort, September through November, programs that support graffiti clean-up on private property and on art/murals in the districts will also be focus areas.

We encourage all business/property owners and residents in the area to take an active role in cleaning up the district and neighborhood by cleaning up the area in front of your property, along your block, doing litter pick on our daily walk, or adopting your favorite spot.

In addition, a **BUSINESS DISTRICT AREA CLEANUP** is being organized for **Saturday, October 2, 10:00am - 2:00pm**, to increase the visual impact and to provide an opportunity for business owners and neighbors to work together on a common goal, reclaim your neighborhood, and support our small business owners. The Mayor and City Council Members are also excited about the opportunity to participate in these Business District Cleanups and show their support when it works for their schedules.

**CALL TO ACTION:** Please contact Marilyn Denny at [mdenny@nventure.com](mailto:mdenny@nventure.com) or 253-431-6879 to volunteer and she will provide additional information. As the Community Navigator, Marilyn will be handling the details for the Business District Area Cleanup.

Be safe. Be well. Be kind.

*Shari Hart*

Community & Economic Development

[shari.hart@cityoftacoma.org](mailto:shari.hart@cityoftacoma.org)

For more information on Tidy-Up Tacoma 2021, visit [cityoftacoma.org/tidyup](http://cityoftacoma.org/tidyup) or call (253) 591-5000.



City of Tacoma  
Community and Economic Development  
Department  
747 Market Street, Room 900  
Tacoma, Washington 98402-3793

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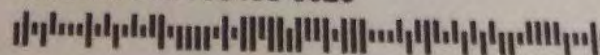
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# PUBLIC HEARING NOTICE

Today many people struggle to find housing they can afford that meets their needs. The City is asking for public comment on proposals that would affect most of Tacoma's residential areas, as well as a package of near-term code changes, and an environmental (SEPA) review of potential growth impacts.

## To provide comments:

- Join us at 5:30 p.m. on **Wednesday, April 7, 2021** at the Planning Commission Public Hearing on ZOOM
- Provide written comments to **[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)** or the address below by **Friday, April 9, 2021**:

Planning Commission  
747 Market Street Room 349, Tacoma WA 98402

- Provide comments on our interactive online map by **Friday, April 9, 2021**

Meeting details are available at **[cityoftacoma.org/homeintacoma](http://cityoftacoma.org/homeintacoma)**.  
For more information: **[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)**, (253) 591-5030  
(Option 4)

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City of Tacoma Planning Commission

Re: Home in Tacoma Project Scope Testimony

On behalf of the Tacoma-Pierce County Affordable Housing Consortium and its 65 members, I would like to extend our gratitude for your work on the Home in Tacoma project. In reviewing the policies put forward by City staff, we are supportive of those that increase housing affordability, increase the availability of affordable housing units, reduce displacement, and allow for more inclusive housing in high opportunity areas.

AHC would like to see more affordable housing built in areas of higher opportunity, whether it be infill housing in areas already built out or recapturing and/or renovating existing structures to become affordable housing. We envision a City that would allow for all residents to have a choice in where they live, as opposed to being priced out of areas close to transportation, jobs, food, healthcare, etc.

We would like to see mandatory affordable housing across the city. I noticed that there will be a review of inclusionary zoning policies to possibly be applied in the centers and corridors. I'd like to suggest that the review be expanded to include the entire City, with differences in inclusionary requirements of affordability based on housing costs in the specific areas.

We would also like to see the creation of a linkage fee for new market rate units that are built, with dollars going to the City of Tacoma's Affordable Housing Fund. If a Linkage Fee is created, we would like to see that any distribution of funds ensures that housing units are developed equitably throughout the City.

As it relates to anti-displacement measures, we encourage the work being done to strengthen tenant protections. We also would like the City to take a proactive approach in helping Black, Indigenous, and People of Color to purchase homes. This would require more than providing down payment assistance and conducting outreach. The City should make investments into agencies working to assist BIPOC individuals to purchase housing and build generational wealth, and/or invest in a community land trust.

Lastly, education and technical support for developers and the public is extremely important. I personally have been contacted by several organizations and individuals who are interested in developing affordable housing but unsure of where to begin. Some things that would be helpful are connections and resources to possible lenders, funders, and City staff that can answer questions about housing incentives, zoning, and affordability measures. Technical assistance with applications and NOFAs for housing would be especially helpful for small scale and newer developers.

As always, the Consortium is happy to help in any way we can. I appreciate your time and your commitment to affordable housing in our City.

Sincerely,

Amanda DeShazo, Executive Director  
Tacoma-Pierce County Affordable Housing Consortium

**From:** [Heather DeMarce Herness](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 4:49:19 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.



-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Heather DeMarce Herness  
hodemarce@gmail.com  
6608 e m st  
Tacoma, Washington 98404

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process.

As part of the outreach and development process of this platform, the Home in Tacoma for All campaign has collected over 700 signatures in support of the Home in Tacoma for All platform. The campaign collected these signatures through extensive canvassing of areas of high traffic in and around Tacoma, and feels that this signature collection provides a broad sense of the support that the platform has among Tacomans generally, especially those without the time or ability to show up to public hearings. We have also looked to labor allies, those with lived experience of homelessness, tenant advocates, and small business owners in developing our platform. Our campaign has been endorsed by UFCW Local 367, Tacoma Tenants Union, Serve the People, and the Lived Experience Coalition. We also held an event attended by over 100 advocates to discuss the Home in Tacoma for All platform. This outreach and endorsements have provided us with a unique cross-section of the Tacoman housing experience, which we feel makes these policies worthy of incorporation into the scope of work for Home in Tacoma Phase 2.

We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

### **AFFORDABLE HOMES for All – Make the Developers Pay!**

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.
  - This would fit into work product 4 from the scoping document (affordable housing and regulatory incentives).
  - This policy is also in keeping with One Tacoma Comprehensive Plan "Ensure that at least 25% of new housing units are affordable at or below 80% of Pierce County AMI
- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.
- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

- This policy would fit into the scope of work products 4 (affordable housing and regulatory incentives) and 6 (administrative and technical actions for affordable housing).
- One of the fears about affordable housing is that it continues to concentrate poverty; social housing provides a diverse mixture of incomes (and potentially racial diversity) within the same building, so also generally ameliorates this concern—speaks to specifically to the access the opportunity section of Comprehensive Plan, H 3.2/H 3.6.

## STABLE HOMES for All – Pass a Renters Bill of Rights!

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.
  - This policy would fit work product #5 as an anti-displacement strategy.
- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.
  - This policy would fit work product #5 as an anti-displacement strategy.
- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.
  - This policy would fit work product #5 as an anti-displacement strategy.
- Pass a Tenants' Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

## GREEN HOMES for All – Stop PSE from Poisoning Our Families

- Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.
- Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

- Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.
- Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.
- Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, landlords must break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration,

Tacoma Pierce County Democratic Socialists of America



**From:** [Denise L. Despres](#)  
**To:** [Home In Tacoma](#)  
**Subject:** North End  
**Date:** Wednesday, April 27, 2022 10:38:25 AM

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I live north of Proctor. Over the past few years, traffic has increased in speed and volume, apartment buildings have mushroomed in Proctor and Point Ruston, and yet there has been no infrastructure to enable pedestrians to cross streets safely (including schoolchildren).

Every area of green space apart from the gulches is being built on (a young couple the a new baby rented a house on N. 34th; because the lease did not specify that they also had the backyard, the owner of this rental is now building another rental in the backyard). Frankly, this is top dollar real estate, but as soon as folks buy houses, they begin to find the traffic impossible. All of the characteristics that made North Proctor lovely are eroding due to developers, traffic, increased population so that the parks are over crowded, and unsafe streets due to increased crime. The buildings going up are luxury houses and apartments or rentals, rather than affordable housing that you talk about. Two neighbors yesterday announced plans to sell, both having only lived in my neighborhood for two years and appalled by the traffic and lack of traffic safety, crosswalks, and sustainable planning. Pretty soon, we'll be like any other urban neighborhood, like the horror that Seattle has become (driving folks to seek housing down here in Tacoma). I believe that development is necessary and change healthy, but not at the expense of safety and quality of life. You have failed North Proctor residents in every way, having no power to hold developers accountable and, apparently, no will. Denise Despres

## Barnett, Elliott

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**From:** Felicity Devlin <felicitydevlin@yahoo.com>  
**Sent:** Friday, March 18, 2022 2:49 PM  
**To:** Barnett, Elliott  
**Cc:** Jodi Cook  
**Subject:** Requesting some specifics on HiT Phase 2

Hi Elliott,

This is a follow up to earlier emails I sent concerning HiT Phase 2 (not sure if you received those!).

I listened to your presentation at the NENC meeting on the 7th. I was hoping that it would help bring some more concreteness to the elements of Phase 2, most especially to the proposed mitigation measures for the new zoning (listed on slide 4 in your presentation to Planning Commission). But Phase 2 remains rather murky and vague to me. So I'm hoping you can provide some specifics to a few questions:

- There appears to be an emphasis on community engagement and outreach for Phase 2. Is the engagement intended to keep residents updated on Phase 2 developments? Or will the City also be soliciting residents' ideas and input? And if so, on what aspects of HiT mitigation?
- How are the many different pieces of Phase 2 being handled? I.e., Who will be responsible for creating design standards/design review for Low-scale and Mid-scale buildings? Who will be creating the anti-displacement strategies? Who will conduct the preemptive surveys of historic buildings and create measures to prevent demolition of historic and viable buildings? Etc., etc.
- How will the City ensure infrastructure and amenities in different neighborhoods keep pace with new development?

I realize that much of this is what will be worked out in Phase 2, but I'm presuming that the City already has some idea of what it will entail.

I think one major priority for the community is that Phase 2 should be transparent. We will want to know what strategies are being proposed to fulfill the mitigation measures and to see how progress is being made.

Thank you for any clarification!

Felicity

**From:** [Felicity Devlin](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Comments concerning Home in Tacoma Phase 2  
**Date:** Friday, April 29, 2022 4:20:35 PM  
**Attachments:** [Comments to PC Phase 2 HiT.docx](#)

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Thank you for the opportunity to comment on the proposed process, timeline, and engagement strategies for Home in Tacoma, Phase 2, to help with finalizing the project scope of work. Please find attached my comments and suggestions concerning the Process and Timeline and the Engagement Strategies.

Thank you,

Felicity Devlin  
Tacoma

Thank you for the opportunity to comment on the proposed process, timeline, and engagement strategies for Home in Tacoma, Phase 2, to help with finalizing the project scope of work. Following are my comments and suggestions concerning the Phase 2 Process and Timeline and the Engagement Strategies.

### **Process and Timeline:**

**Slow the zoning change process way down.** Please put Mid-scale zoning on hold. The City should focus on ensuring the success of Low-scale zoning before tackling the potentially far more consequential Mid-scale zoning. Low-scale zoning by itself is a major, citywide zoning change that could create a welter of unintended consequences once initiated. By demonstrating that Low-scale can be introduced successfully, the City will build essential trust with residents.

**Keep the timeline flexible:** The City assured residents that Phase 2 would be used to create all the measures needed to prevent negative impacts from the zoning changes. (These measures include design, anti-displacement, affordability, concurrent infrastructure and services, historic preservation, green building, physical accessibility.) To ensure Phase 2 is successful, the City should provide sufficient time to develop all the necessary safeguards; this process shouldn't be hobbled by a pre-determined deadline. The City should regularly assess the progress being made on the mitigation measures and adjust Phase 2's timeline as needed.

**All promised mitigation measures and safeguards must be completed:** All the promised safeguards should be in place before the Zoning changes go into effect.

### **Engagement Strategies**

**Use Different venues to spread the word:** Most Tacoma residents still don't know about HiT. The City should take the message to new venues to get folks involved and informed about Phase 2. For example: tables at farmers' markets, summer festivals; outreach through churches, schools (Peachjar).

**Include in-person meetings:** Provide a variety of formats to allow residents to participate in Phase 2. These should include in-person meetings since many people are intimidated by online formats or don't have easy Internet access. In addition, in-person meetings can facilitate constructive dialogue and collaboration.

**Involve residents in shaping design requirements:** Residents are particularly concerned about zoning changes because they've seen how drastically new buildings can transform

the visual character and ambience of their neighborhood. The City should provide neighborhood level meetings and visual surveys so residents can indicate their preferences for appropriate height, scale, mass, and design of new “low-scale” buildings.

**Use plain language in communications with residents:** Most of us are unfamiliar with terms like “anti-displacement strategy” or “design review” or “green and resilient building.” These can be intimidating and exclusionary. The City should describe Phase 2 in laymen’s terms.

**Use straightforward descriptions:** Most Tacoma residents are also unfamiliar with planning and zoning and aren’t looking for yet one more thing to have to get involved with. But zoning changes could have a big impact on our lives and we should all be involved in Phase 2. The City should use language that communicates this to residents.

**Grab people’s attention:** The postcard sent out to alert residents to Phase 1 was not designed to get folk’s attention or convince them to put valuable time aside to participate. Most people I talked with hadn’t known what exactly “Help shape the future of housing in Tacoma” referred to and thought it safe to ignore. The City needs to use terms and descriptions that will grab busy people’s attention.

For example: Environmental Services sent out an eye-catching guide, Recycling Reset, to explain changes in the recycling program. And the Realtors Association sent out huge glossy postcards in support of the zoning changes. The public engagement process for Phase 2 merits something at least as engaging as these two examples.

**Ensure Phase 2 is transparent:** Keep residents updated and informed about the City’s progress in developing zoning mitigation strategies and reaching goals. E.g.:

- **Show how the designs for these larger buildings will fit the visual character** of the existing streetscape. In presentations and documents, use real life examples (not drawings) of appropriate designs.
- **Define what is meant by “affordable”** (affordable to whom) and demonstrate how additional affordable housing is being attained
- **Demonstrate how mature trees** will be preserved and open space and tree canopy increased
- **“Anti-displacement.”** Share progress in devising strategies to prevent current residents being displaced by potential gentrification brought on by zoning changes
- **Demonstrate how historic and viable structures** will be safeguarded from demolition

**Forward all comments to the consultants.** Please share all feedback from this comment period with the consultants who'll be conducting Phase 2 outreach.

**From:** [Lynn Di Nino](#)  
**To:** [Home In Tacoma](#)  
**Subject:** question RE Home in Tacoma proposals  
**Date:** Tuesday, April 12, 2022 12:12:25 PM

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I was priced out of my home in Seattle in 2001 when they changed zoning from residential to medium density in my neighborhood. My taxes doubled overnight and I had to sell. Will single family residences be paying a higher category of tax to accommodate more density? thank you, Lynn Di Nino

**From:** [Ann Dorn](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 3:17:15 PM

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Planning Commission,

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Thank you for your consideration.

Ann Dorn  
ann@tacomalegalcoach.com  
6701 E. B  
Tacoma, Washington 98404

**From:** [Amelia Escobedo](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Sunday, April 17, 2022 9:56:36 AM

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Thank you for your consideration.

Amelia Escobedo  
amelia524escobedo@yahoo.com  
8011 LESCHI RD SW  
Lakewood, Washington 98498

**From:** [Jane Evancho](#)  
**To:** [Planning: Home In Tacoma](#)  
**Cc:** [Mike and Nancy Fleming](#); [jane\\_evancho](#)  
**Subject:** Home In Tacoma Phase 2 Scope of Work  
**Date:** Friday, April 29, 2022 4:52:05 PM

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Planning Commissioners:

I would like to provide comments on behalf of the West Slope Neighborhood Coalition. You asked for comment regarding Home In Tacoma Phase 2 scope of work, specifically engagement strategies, process, and timeline.

**Engagement strategies:**

- 1) We suggest extensive use of in-person meetings in a format that provides dialogue between the public, staff and policy makers. This citizen participation should occur for the entire implementation of Home In Tacoma.
- 2) Consultant and staff should identify ways to provide equity, specifically ownership opportunities, for duplexes, triplexes, and multi-family structures.

**Process:**

- 1) Active citizen participation should occur in Phase 2, including the design review process for low-scale residential areas. We suggest identification of existing neighborhood patterns for the entire city. Urban design elements should be identified for renovation and new construction that are compatible with the general scale, style and yard patterns of these neighborhoods. Setbacks, hardscape as a % of the parcel, on-site parking, as well as doors and windows should be addressed in this process.
- 2) Public notification is currently not required for anything less than 20 units if the development is permitted outright. We ask that this be revised so there is a public opportunity for comment before any discretionary land use decision is implemented, allowing for an appeal opportunity before the courts become involved.
- 3) Conduct environmental review to ID infrastructure and urban services capacity and costs to meet existing and projected demand.

**Timeline:** The engagement strategies, development of a design review process for low-scale residential, and development of the project environmental impact statement should drive the timeline for Phase 2. This effort should not be rushed. It should be deliberative and allow for important community engagement.

Thank you for the opportunity to comment on this important project.

Jane Evancho, Chair, West Slope Neighborhood Coalition, 922 S. Mountain View Ave., Tacoma, WA 98465



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Mark Felderman](#)  
**To:** [Home In Tacoma](#)  
**Date:** Thursday, April 28, 2022 9:17:50 PM

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Excellent and all of us 20 to 25 dollars a HR people are on the edge of homeless.and the landlords and property management companies have no regulation and don't care.

Mark Felderman

## Barnett, Elliott

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**From:** Ben Ferguson <bferguson@fergusonarch.com>  
**Sent:** Thursday, April 14, 2022 1:10 PM  
**To:** Planning; Boudet, Brian; Barnett, Elliott  
**Cc:** Damen Jeg; James Dugan; Foster, Lynda; remyal@aol.com; Jamie Sandberg  
**Subject:** Testimony for Home In Tacoma Phase 2

Planning Commission,

My name is Ben Ferguson and I am the Owner and Managing Principal of Ferguson Architecture, a full-service firm in Tacoma that designs housing of all types, from DADU's to high-rise apartment buildings. I am also a member of multiple community volunteer organizations that are committed to helping shape Tacoma to become a city that all people can afford to live in, and that has vibrant businesses and services that will enable us to live our best lives. The organizations I represent include:

- American Institute of Architects (member and active in the Washington Council)
- The Chamber of Commerce (Board Member and Co-Chair of the Housing and Workforce Committee)
- The Permit Advisory Task Force (Co-Chair and lead for the Home in Tacoma Committee)
- ONE Home Tacoma (member)

In addition I have been active in a number of committees that have contributed to the Affordable Housing Ecosystem, including:

- Tacoma AHAS TAG
- Pierce County Affordable Housing Workgroup

Within the next few weeks the Planning Commission will be reviewing progress on Home in Tacoma Phase 2. I have read the Scoping Report dated 03-16-22 which I understand will be the information that will be presented to the Planning Commission. It is my judgement that the Scoping Report includes very little new information and is primarily a summary of the Phase 1 work and a very basic outline of the Work Plan for Phase 2.

I request that the Planning Commission ask City staff to provide a supplementary document that provides the range of options being considered under each of the topics under Task 1 – Project Initiation. We are at the end of the timeline for this Task yet there is no detail provided to support the work. Each bullet under this task should include work product to communicate to the public what work has been done. Staff has certainly been considering these topics and they should present details about their work so it can be reviewed, critiqued, and adjusted. Examples of details that should be provided include:

- What is the broad, equitable and collaborative community engagement strategy? What policy options can the public review and comment on at these outreach events so we can provide feedback for: how to keep developers from demolishing quality heritage housing stock, what the design review process might look like, what options are being considered for anti-displacement and inclusionary programs?
- What local, state, regional and federal policies need to be considered and related to?
- What stakeholder groups are being invited? Internal, partner entities, commissions, which community groups, what types of public outreach, what level of detail and feedback is appropriate for each group?
- What data and policy research gaps have been identified?
- Update on the Consultant RFQ selection and what scope of work are they being assigned?
- What impact and mitigation steps have been identified in early consultation?
- The schedule has been presented, this is the one area of detail provided
- Where is the city in the Grant contract process?

Without more detail, it is my opinion that there is not enough information provided for the Planning Commission, or the Public, to react to or provide feedback on. Please require staff to be transparent and proactive in their materials. It would be inappropriate to hold back details until later in the process when it would be too late for the public to shape

the policy. The role of staff should be to do research, identify options, and provide them to the public, commissions, and our elected officials for us to shape the plan.

Thank you,

**Ben Ferguson**, AIA, LEED AP  
Managing Principal

**FERGUSON**  
ARCHITECTURE  
1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com



**From:** [Timothy F. Fikse](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Input—Home in Tacoma  
**Date:** Monday, March 21, 2022 7:18:29 PM

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Both my husband and I have given written input more than once, as have many others. Is anyone in City government listening? Asking for input seems to be a mere formality; the decisions are already made to push Home in Tacoma through. Too many big money interests will benefit, especially developers and realtors. And, of course, the city will collect more taxes.

Then there are the “green” types who would like to banish suburbs and neighborhoods altogether, packing more people into smaller spaces, as if higher density will improve livability.

The reasons given for this project are bogus—increase the work force, end homelessness, more affordable housing. Those things will not happen.

What will happen, however, is that Tacoma will become a mini-Seattle. Quality of living will decrease, and our lovely little City will no longer exist.

Future generations will rue the day the City of Tacoma stopped listening to the majority of its citizens, instead allowing a small but powerful minority to have their way.

If there is a way to stop this project, listen to your consciences and the majority of Tacomans, and stop this project before it ruins Tacoma.

Sincerely,  
Janice Fikse

*"In a time of universal deceit, telling the truth is a revolutionary act." -George Orwell*

Sent from my iPad

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Comments for Home in Tacoma project  
**Date:** Friday, April 29, 2022 4:23:43 PM  
**Attachments:** [letter of 4-29-22.docx](#)

---

**LIHUANG WUNG**

Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682

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**From:** Timothy F. Fikse <tfiks@msn.com>  
**Sent:** Friday, April 29, 2022 4:04 PM  
**To:** Planning <planning@cityoftacoma.org>  
**Subject:** Re: Comments for Home in Tacoma project

P.S. to my previous email: Thank you, commissioners, for taking on what must often feel like a thankless task.

Janice Fikse

*"In a time of universal deceit, telling the truth is a revolutionary act." -George Orwell*

Sent from my iPad

On Apr 29, 2022, at 3:17 PM, Timothy F. Fikse <[tfiks@msn.com](mailto:tfiks@msn.com)> wrote:

Please include the attached letter as part of the comments for the **Home in Tacoma** project.

I understand comments were due by April 30, 2022.

Thank you,  
Janice Fikse  
1608 S Meyers St  
Tacoma, WA 98465

Sent from [Mail](#) for Windows

April 28, 2022

Dear Planning Commission and City Council Members,

My name is Janice Fikse, member of the West End Neighborhood Council. Please accept my comments for the record on *Home in Tacoma*.

**First, some thoughts on Phase 1.** I'm still concerned about Phase 1, particularly the way it was passed with few Tacoma residents even aware of it, including myself and my neighbors. Have Council members seriously considered how this experiment—and eliminating all single-family zoning is an experiment—will affect the City of Tacoma? It is entirely possible that the character of our various neighborhoods will be destroyed, which will result in Tacoma being a less desirable, less livable city. Traffic, congestion, parking problems, and crime will increase. Density is not desirable. It destroys community. People are not meant to live packed together like sardines.

I realize Phase 1 is “done.” But what is done can be undone. Council members would be wise to slow the whole process down, gather more data, examine the results of other areas where this has been tried, and think this project through. **The future of the City of Tacoma depends greatly on you and your decisions.**

## **Phase 2, Proposed Public Engagement Ideals and Process**

### **I. Ideas and Ideals**

1. **Transparency, Equity and Fairness across all five of Tacoma Districts.** I am acutely aware of all inequities across most of Tacoma. Most Tacoma neighborhood areas and whole districts suffer at the expense of a few desirable areas. Build quality and equitably across ALL OF TACOMA, not in just a few areas.
2. **HIT CHECKLISTS** need to be used for every low, mid and high scale project Tacoma builds. This will ensure that the **huge range of IDEALS** that HIT stands for are carried out in each project. Checking off ideals from

a list is one way to manage HIT.....much the same way a pilot uses a checklist before take off.

3. **Monitors/Committees:** HIT Checklists for each project need to be group monitored to make sure it is equitable, transparent and following all of the IDEALS set out in HIT.

4. **Homeownership vs Rentals**

**What is the ideal ratio of home owners to rentals?**

Do not make Tacoma into a city of only rentals!  
Both types of homes should be spread EVENLY and FAIRLY across neighborhoods and districts across Tacoma.

We want to incentivize the building of wealth through homeownership and to discourage the rental burdens associated with landlord development. Local landlords play a vital role in providing housing for those who need it and should be treated as partners, rather than adversaries; When outside institutional investors enter our housing markets, collected rents leave the community.

We would like to ensure that potential homeowners can compete against the deep pockets of hedge funds. One way to level the playing field is to create an owner-occupancy requirement for at least one of the units in duplexes, triplexes, and fourplexes. For mid-scale development, we want to make sure that condos (preferably owner-occupied) are being built, not just apartments.

5. **Design standards need to be EQUITABLY addressed** across neighborhoods and districts. **Design Checklists** need to be followed.

6. **Pedestrian Zones need to be required** in all mid scale areas that have cross roads, transit-oriented and neighborhood districts. Mid scale development goes hand-in-hand with Pedestrian Zones. Bring both of these HIT concepts together.

a. **Equity and Fairness:** The Proctor neighborhood has been recently awarded both 1) a Community Center in the Cushman/Adams buildings and 2) Pedestrian Zone

**Improvements to go along with the project. HIT Equity requires all neighborhood areas to get this type of dual project development in their mid scale neighborhood district projects as well.**

**7. Opportunity Zones** If a city council person's district has **low opportunity zones** in it, those areas need to be built up first with thriving mid scale neighborhood and business districts much like the beautiful and bustling neighborhood districts of Proctor, Old Town, and Stadium.

The West End is a low opportunity zone. The West End is getting slammed with many more corporate owned apartment complexes without having many 'opportunities' for the new residents.

- Where are the children's lessons for dance, music, athletic teams, karate classes? Not in the West End.....
- Where is the shopping for quality goods? Not in the West End.
- Where are the higher quality, unique grocery stores? Not in the West End.
- Where is the fine dining with reservations? Not in the West End.
- Where are the organized Business Districts? Not in the West End.
- Where are the good-looking, thriving and walkable neighborhood business districts? Not in the West End.

## **II. Moving Forward**

1. Active citizen participation in the entire implementation progression of HiT, including the design review process
2. Extensive use of in-person meetings (in both large city and small neighborhood groups) at various times in a format that provides for actual dialogue/conversation between the public and the government
3. Proper use of surveys/questionnaires that allow for "n/a" or "none of the above" responses to ensure an accurate reflection of public views
4. The opportunity to speak for more than 90 seconds about a complicated issue with high stakes and to expect that our questions will be answered in a detailed, nuanced manner
5. An expanded timeline that provides our planners and city officials with ample opportunity to formulate a plan to reduce the **predatory role of investors** (especially out-of-state companies) who continue to outbid

individuals for existing homes and build new properties exclusively for the rental market

6. A willingness to shift away from upzoning if the assumptions used to justify upzoning do not hold true and/or the anticipated results will not achieve the desired outcome.

### **III. Implementation**

#### **A. Maps & Design Process**

1. Identify existing neighborhood patterns for the entire city of Tacoma.
2. Suggest urban design elements for renovation and new construction, compatible with the general scale (height, width, setbacks), style, and yard patterns of individual neighborhoods.
3. Create a design review board for each neighborhood that includes at least three residents appointed by the Neighborhood Council from the area that is subject to review to ensure that visually a neighborhood character is retained.

#### **B. Metrics for Accountability**

1. Collect demographic data from a variety of sources to determine the expected population of Tacoma in terms of household size, age, and income in five-year increments.
2. Collect data to determine what kind of housing residents need and want.
3. Assess the obtained data to project the expected needs and wants of Tacoma residents regarding housing, while realistically considering each household's budget.
4. Create an integrated approach (with appropriate incentives along with disincentives) to achieve the desired income, i.e., the right mix of housing stock throughout the city that meets those household needs and wants, within budgetary constraints of households and the city.
5. Establish performance benchmarks or criteria in each of several attributes, such as
  - Cost benefits
  - Breakdown of homeowners vs. renters
  - Breakdown of local and institutional investors vs. individual owners
  - Functionality
  - Aesthetics

- Sustainability
- Human and property safety/security
- Accessibility
- Vacancy rates
- Historical preservation

6. Determine how to define and quantitatively measure each identified attribute.
7. Evaluate the data to conclude if the plan has been successful or unsuccessful at least once every five years.
8. Follow the data to modify or, if warranted, abandon upzoning.

I realize this letter is long, but it is all so important. Let us proceed carefully. What will we leave for posterity?

Thank you for providing me with the opportunity to make comments on *Home in Tacoma*.

Sincerely,

Janice Fikse  
West End Neighborhood Council  
1608 S Meyers St  
Tacoma, WA 98465

**From:** [Mike](#)  
**To:** [Home In Tacoma](#)  
**Subject:** HIT Phase 2 Scoping  
**Date:** Friday, April 29, 2022 2:07:53 PM

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Chairperson Petersen and Planning Commissioners,

As you address Scoping for Phase 2, please consider recommending adding two things to City processes during the stages of permit consideration for multi-family dwellings and their design review.

You'll recall one of the most frequently heard shortcomings during Phase One public hearings of this Commission and City Council hearings was lack of Citizens' awareness of HIT rezoning.

Here's a few ways for the City to address minimizing similar reaction in implementing Phase 2:

For Scoping, I'm suggesting creating a process to foster local awareness of proposed building plans for multi-family housing in neighborhoods previously zoned for single family homes.

This could be modeled after the City's current Variance process. This is very localized by posting notice on the planned building site, and giving notice just to property owners within 400' of it. Thus nearby property owners would become aware of proposed building planned near them.

Secondly, after becoming aware of planned new dwellings in their area, and before permits are approved, allow residents a comment opportunity as part of the Design Review process.

I'm urging this Commission to include these two things in your Phase 2 scoping work. Those key steps, of localized awareness and input opportunity, could go a long way in making Phase 2 implementation go a lot smoother than Phase 1 did.

Thank you,  
Mike Fleming  
1520 S Fairview Dr.  
Tacoma, WA 98465



**From:** [Jazzmin Fragiacomio](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Sunday, April 17, 2022 8:54:49 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Jazzmin Fragiacomio  
jlfragiacomio@gmail.com  
13907 107th Avenue CT E.  
Puyallup, Washington 98374

**From:** [David Galazin](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 22, 2022 11:40:41 AM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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Thank you for your consideration.

David Galazin  
davidgalazin@gmail.com  
812 n grant ave  
Tacoma, Washington 98403



April 29, 2022

To the Members of the Tacoma Planning Commission,

I am writing this letter on behalf of the Master Builders Association of Pierce County and our 830+ member companies in response to Home in Tacoma: Phase Two. Many of our members live, build, and invest in Tacoma and have eagerly been following this policy discussion. We urge the Planning Commission to take the following comments into consideration as you draft the recommended policy language for the next phase of this ambitious legislation.

There is an exciting opportunity with Home in Tacoma to create attainable housing supply intended for home ownership. To do so, we request for the allowance of fee simple townhomes. This housing type helps to create more affordable homeownership options that make efficient use of limited land supply by allowing for unit lot subdivision of attached homes. Fee simple townhomes offer a higher density (10-20 du/ac) while maintaining a strong owner-occupied structure that can be stabilizing for a neighborhood. Furthermore, we advocate that the City of Tacoma allows for the condominiumization and selling of DADU/ADUs, much like the fee simple method, so that residents of Tacoma can sell their additional units and offer a homeownership opportunity at a lower price point.

As the City considers Home in Tacoma, grappling with infrastructure funding and maintenance, the Master Builders urges you to consider frontage improvement code similar to what was recently adopted in the City of Puyallup, including offering a fee-in-lieu option. The fee-in-lieu concept is a tool to be utilized at director discretion and offers a mitigation option for time and place upgrades Tacoma needs on a walkshed model. Impact fees, which the City is concurrently considering at this time, are not going to solve existing infrastructure issues as they can only be used on new infrastructure. Additionally, we urge you to recognize that adding an impact fee onto an already broken funding model is not going to make housing more attainable but will make units more expensive.

Design Standards are going to be critical components of this phase of the project. Frankly, this could be the area that makes or breaks the effectiveness of this future legislation. Our members urge you to develop sensible design code that is useable and not over prescriptive to ensure that builders and developers will continue to invest in Tacoma and not be daunted by over-regulation. Furthermore, we encourage City leadership to codify the design code and to not create a design review board. Many municipalities with design review boards see projects get hung up on subjective criteria, adding many months to the review and permitting process. Ultimately, it is imperative that the 1) City of Tacoma make all code updates associated with Home in Tacoma easy to implement and build to and 2) the City adopt ambitious permit



timelines to ensure that permits are being issued in a timely manner to bring units to the marketplace as soon as possible.

When drafting this legislation, we urge the City of Tacoma to be cognizant of other (possibly competing) interests and goals that the City is working on, including but not limited to tree canopy coverage goals, urban forestry, and biodiversity corridors. Many of these other priorities directly conflict with infill development which will be a major factor of Home in Tacoma. Being aware of the interaction points early between the different codes and requirements. In addition, we encourage the Planning Commission to stand firmly against any attempt to establish historic overlay districts. Those will be tools to exclusively opt certain parts of town out of this ambitious endeavor and will exacerbate the work Tacoma is doing on the grounds of equity. Finally, we understand that the endeavor the City is taking on here is incredibly ambitious and so few jurisdictions have completed a task of this magnitude. We urge you not to just adopt wholesale or strongly-influenced code from jurisdictions such as Portland, Oregon. Those efforts, though similar to Home in Tacoma, are not flourishing.

Tacoma has the opportunity to be the blueprint for many cities who wish to address the housing crisis in a successful way with the Home in Tacoma legislation. We thank you for your willingness to take on this task and appreciate the opportunity to submit comments.

Always,

A handwritten signature in black ink, appearing to read "Jessie Gamble".

Jessie Gamble  
Executive Officer  
Master Builders Association of Pierce County



## Barnett, Elliott

---

**From:** Ryan Givens <ryangivens@msn.com>  
**Sent:** Thursday, April 14, 2022 1:55 PM  
**To:** Barnett, Elliott  
**Cc:** Wung, Lihuang  
**Subject:** Planning Commission - Home in Tacoma presentation request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Elliott

I had an idea and a suggestion for your upcoming engagement with the Planning Commission and community members. We heard a lot of folks are concerned about the scale, architectural style and compatibility of future housing projects (other than single-family houses). I believe a lot of people are under the impression that we don't have standards (and we have several new Commissioners than might not know our code in depth). Would you mind giving us a snapshot of the existing design standards we have in the code (some are quite good)? Specifically highlight the standards that require rear-loaded driveways where an existing alley is in place (this protects parking capacity on the street by prohibiting new curb cuts).

Also, I believe we should coordinate with Utilities to get trash collection services moved to alleys to protect the streetscape and make it more accessible as neighborhoods intensify (i know on my street south of 6h Ave, its pretty challenging to find a place for our bins, and people usually dont clear their bins by the time everyone returns home in the evening - creating a perceived parking scarcity). Im not a big parking advocate but those themes come up all the time from community members - I love practical strategies.

Those are my thoughts

Ryan Givens

**From:** [Brian Greenhalgh](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Feedback for Public Comment  
**Date:** Sunday, April 3, 2022 7:40:41 AM

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To whom it may concern,

I am very much against your proposed policy of tax exemption for developers. Property developers are a for profit organization that will make money off of the development. It is unfathomable to me that you propose to give commercial businesses tax exemptions and nothing for your constituents. Furthermore, You as a City Council have failed to adopt responsible use of funds to maintain our streets and other infrastructure. Why should we as taxpayers trust that you have the best interests of the city when you don't even take care of what you have? Crime and Homelessness are rampant within the City due to your failed policies. If you truly wanted to make housing affordable, why not lower taxes and pressure TPU to cut rates?

Very Respectfully,

Brian Greenhalgh

Sent from [Mail](#) for Windows



**From:** [Brian Greenhalgh](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma  
**Date:** Saturday, April 30, 2022 6:24:15 AM

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To whom it may Concern,

As we move into Phase II of HIT, I wish to make an observation concerning the housing that is being built in District 1. The houses are massive compared to existing structures in an attempt to maximize the square footage of the new house. This in turn raises the price of the new house vs. the value of the existing property and structure/structures. The attempt at creating more “affordable” housing is being thrown out the window by profit on behalf of the developers. I am also very dissatisfied that tax breaks were given to developers.

The next item I would like to address is the manner in which our streets are being maintained. It is clear that the Budget Managers within the City Council are not effectively utilizing funds to maintain our infrastructure. You should be addressing infrastructure before allowing a population bloom with all the “New and Affordable” housing your program wishes to create.

And lastly, I wish to thank you for the foresight with parking in Proctor Station and the Central Corridor along 6<sup>th</sup> Ave. I feel sorry for the residents that have lost parking in front of their residence due to the lack of parking for all the commercial business and new apartments.

Very Respectfully,

Brian Greenhalgh

Sent from [Mail](#) for Windows

**From:** [Media and Communications Office](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: CORRECTION: Home In Tacoma Phase 2 Update  
**Date:** Tuesday, March 22, 2022 7:55:03 AM

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**From:** Karen Griffin <[kgriffin@fwps.org](mailto:kgriffin@fwps.org)>  
**Sent:** Tuesday, March 22, 2022 7:28 AM  
**To:** [cityoftacoma@public.govdelivery.com](mailto:cityoftacoma@public.govdelivery.com)  
**Subject:** Re: CORRECTION: Home In Tacoma Phase 2 Update

As we told you in writing and in zoom mtgs we watched you plant people to speak for your objective when they don't live in Tacoma and muzzle voices in zoom to 1 time, 1 min. No pic, no chat, no emojis and not listen to overwhelming majority who were against homeless at rec center n low income housing in high rent areas . So, we are doing what we said. My husband and I, our son, his wife and there children have sold our homes and are moving out of WA. You can keep letting campers and abandoned cars live for free on the waterfront along marine view for months pouring sewer in the sound and trash on the street. We vote with our money and feet!

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**From:** City of Tacoma <[cityoftacoma@public.govdelivery.com](mailto:cityoftacoma@public.govdelivery.com)>  
**Sent:** Tuesday, March 22, 2022 6:46:41 AM  
**To:** Karen Griffin <[kgriffin@fwps.org](mailto:kgriffin@fwps.org)>  
**Subject:** CORRECTION: Home In Tacoma Phase 2 Update

### STOP. THINK. VERIFY.

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HomeInTacoma



## Planning Commission Public Hearing

Tacoma's Planning Commission is inviting community input on the proposed process, timeline and engagement strategies for Home In Tacoma – Phase 2. The effort will implement the City's new housing growth strategy through zoning, standards, affordability actions, and actions to support housing growth.

Everyone has a stake in housing and neighborhoods, and there is high interest in participating in Home In Tacoma – Phase 2. In recognition of the significance of the effort, the Planning Commission is requesting your ideas about how to make the project successful.

Review the draft Home In Tacoma – Phase 2 Scoping and Assessment Report at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). The report summarizes the project background, schedule, outcomes and engagement strategies.

To provide your input, write to [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org) through ~~April 31, 2022~~ [April 30, 2022](#).

You can also provide oral comments to the Commission at the Public Hearing on April 20, 2022. Visit the [Planning Commission](#) webpage to learn how to join the meeting.

After gathering this early input, the Planning Commission will finalize the project scope of work and we will get to work on community engagement and analysis.

## Home In Tacoma – Phase 1

On December 7, 2021 the City Council adopted Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action establishes a **new housing growth vision** for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement and other goals.

The complete package is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

-

## Home In Tacoma – Phase 2 Project Overview

Home In Tacoma – Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

Because housing and neighborhoods are important to all of us, there is strong interest in participating as Tacoma crafts new housing rules. The City is now working on engagement strategies to support broad community participation.

The Phase 2 scope of work will include

1. Zoning changes for Low-scale and Mid-scale Residential designations
2. Strengthened design standards
3. Development of an anti-displacement strategy
4. Enhancement and expansion of regulatory affordability tools
5. Actions to ensure that infrastructure and services are adequate to

support growth

6. Actions to address the potential demolition of older structures
7. Actions to create green, sustainable and climate-resilient housing
8. Actions to promote physical accessibility
9. Review of City of Tacoma permitting and processes
10. Education and technical support for developers and the public

#### Tentative 2022 to 2023 Process

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

## How to learn more

The Home In Tacoma webpage will continue to be the place to learn more – visit and share [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). You can also send an email to [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org), or call (253) 591-5030 (Option 4).

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

<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4

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This email was sent to [kgiffin@fwps.org](mailto:kgiffin@fwps.org) using GovDelivery Communications Cloud on behalf of: City of Tacoma Washington · 747 Market St., Tacoma, WA 98402 · (253) 591-5000



**From:** [Tanner Grindley](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 1:57:13 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

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- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

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#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Tanner Grindley  
tannergrindley@gmail.com  
1680 s 45th st Tacoma Wa  
Tacoma, Washington 98418

**From:** [Carol Grisso](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma Zoom Meeting (April20.2022)  
**Date:** Saturday, April 16, 2022 10:12:54 PM

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I recently went back to the county website to check on the progress of the Home in Tacoma project's first phase map.

I was shocked and saddened to see how the planning map of our historic small single-family "war homes" community from 6th Ave to N 9th Ave changed from low-scale development with mid-scale **along 6th Ave** to **mid-block** high-density units to be placed within our now small single-family home community!!!

Can I assume underground parking will be provided within the newly constructed units?

Will street and sidewalk improvements be made if changing our zoning from single-family dwellings to what appears to be the old HIGH DENSITY zoning?

Lastly, as a resident, I have received no mailings with information about "town-meetings" where we residents could have had input on these decisions.

Sincerely,  
Carol Grisso

**From:** [Goodfellow Gwen](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Monday, April 25, 2022 9:31:29 AM

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Planning Commission,

Dear Planning Commissioners,

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Thank you for your consideration.

Goodfellow Gwen  
smart\_agent\_99@yahoo.com  
1421 116th St s  
Tacoma, Washington 98444

**From:** [Aimee Hamilton](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Thursday, April 28, 2022 1:42:48 PM

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Dear Planning Commissioners,

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Thank you for your consideration.

Aimee Hamilton  
hamilton.aimee@gmail.com  
2508 S Sheridan Avenue  
Tacoma, Washington 98405

**From:** [Katherine Hernandez](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 3:07:12 PM

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Thank you for your consideration.

Katherine Hernandez  
hkatherine363@gmail.com  
3240 e c st  
Tacoma , Washington 98404

**From:** [James Herness](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 4:59:01 PM

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Thank you for your consideration.

James Herness  
heatherdemarce@gmail.com  
6608 e m st  
Tacoma, Washington 98404

**From:** [Neil Hewitson](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma phase 2  
**Date:** Wednesday, April 20, 2022 1:55:20 PM

---

Hello,

I would like to pledge my full support of the Home in Tacoma project. Allowing more of our fair city to create mixed and mid-scale housing along frequent transit lines is a fantastic idea to create more units and alleviate housing costs over time.

My one major request is to do without neighborhood design review boards. I certainly agree that there should be design standards in what is allowed to be built in a certain area, but that should be a question of zoning and not input from neighbors, who may want to delay a project as long as possible out of spite just because of new residents moving into "their" area. Please do without this impediment to the process to further speed up the amount of units that can be developed.

I would also implore you to consider more opportunities for small commercial spaces to be allowed in the ground floors of new developments, and take the "five over one" approach in many of these newly zoned areas.

Thank you for your consideration, and I look forward to voting for this measure as a first step to banning single family zoning city wide.

Thank you.

-Neil Hewitson  
Hilltop resident



From: [JON HIGLEY](#)  
To: [Home In Tacoma](#)  
Subject: Facts are an annoying reality!  
Date: Tuesday, April 12, 2022 12:52:04 PM  
Importance: High

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**Guess why housing is not always affordable – because Democrat imposed regulations and restrictions are major factors for why more than 75% of Washington State households cannot afford new homes.** The median price for a new home in the state jumped 8.4% last year to \$565,613 according to a new report from the Building Industry Association of Washington (BIAW). To obtain a mortgage to purchase an average new home would require an annual household income of \$130,409. Yet Washington State's median household income is just \$73,775. Thus, after a generation of Democrat control over state and large county policies, 76% cannot afford a new home. BIAW President Joseph Irons said, "The sad truth is there simply aren't enough new homes available for people to purchase. That, coupled with **decades of increasing layers of regulation and zoning restrictions**, has slowly and steadily created the crisis we're in today." ([Building Industry Association of Washington media release](#))

**And what are those layers of regulations and zoning restrictions?**

The Phase 2 scope of work for Home in Tacoma will include:

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

**So, this appears to be by design with the intent of diverting responsibility away from who's creating the problem Home in Tacoma's claiming to solve!**

=====

**"Those who can make you believe absurdities; can make you commit atrocities." -  
Voltaire**

**From:** [jamie.hill](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Re: Home In Tacoma - Phase 2 Update  
**Date:** Friday, April 29, 2022 3:57:50 PM  
**Attachments:** [Screen Shot 2022-04-29 at 3.05.13 PM.png](#)

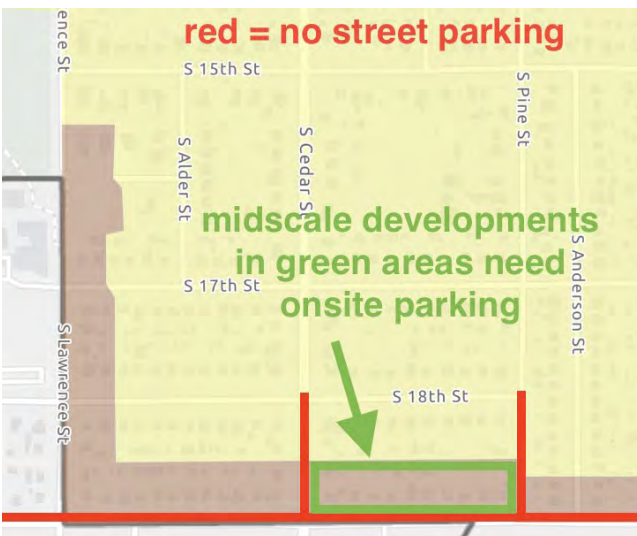
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Hi friends! Thanks for this update; it's good. We wanted to send a couple points of feedback:

1) It's good to envision a future with less dependence on cars, and we appreciate that this has been an intentional part of your process here.

That said, the realistic fact is that Tacomans have poor public-transport options, and are heavily dependent on cars, and this won't be changing for the foreseeable future. Our public transit infrastructure is woefully behind the times, and the catch-up the City is doing on that now is going to take time to become robust enough to replace cars for any meaningful number of people.

So, there are some areas in the redevelopment plan where it's going to need for it to be mandatory for developers to account for onsite parking for midscale redevelopment. We happen to live near one of these areas, so it serves as a good example. Check out this map:



Developing the 19th Street corridor is a brilliant idea, and we're so excited to get more neighbors and local shops; we think it's going to be amazing for our neighborhood.

Now, imagine that a developer buys a house in the green area on 19th Street, tears it down, and builds a little ten-plex apartment building. That's realistically like 15-20-ish cars that would come with that.

The red lines indicate where in the neighborhood there's no street parking. Realistically, the closest that most of these cars would be able to park to where they live is at least a block away, on 18th Street. That would be a drag for the people living in the apartment building, and would exert a heavy pressure on the 18th Street parking situation.

Now imagine that three buildings like this get developed on that block; it would be untenable for everyone involved, were there not to be appropriate parking included in the developments.

We know that building underground parking adds costs for developers, and we know that developers exert an outsized amount of influence on our city government. This is why it's important to get out in front of this. We need to codify clear livability boundaries in the codes surrounding these new zoning changes, so that we don't make neighborhoods chaotic and overcrowded with cars by developing them in an unrealistic and irresponsible way. We get that Policy DD-4.20 says that the idea is to "Ensure that new housing is supported by robust transportation options." but simply saying it doesn't make it a reality.

**In other words: when we talk about "actions to ensure that urban infrastructure and services are adequate to support growth" as a policy goal — onsite parking needs to be part of that discussion.**

It does mention in Policy DD-4.14 that it's a principle to "f. Minimize vehicular orientation through moderate onsite parking, alley access or shared driveways." which feels like it gets part of the way there. That's encouraging.

We think that it would be good to make this language a bit stronger, in the spirit of "Strengthened design and development standards" (Ordinance 28793.2) — with explicit mention of the need to minimize parking impacts on the surrounding neighborhood.

////

2) Specifically, we take issue with this policy:

**Policy H-3.7** Provide incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, **parking requirement reductions**, and tax incentives) to promote the development of higher density multifamily housing in designated centers and other areas where housing options are needed.

Developers don't need this many incentives in general — they're doing just fine financially. Specifically, it's a very bad idea to put parking requirements on the table — because this creates a situation in which neighborhood parking congestion and livability are treated as externalities.

**In other words: removing parking requirements is taking a burden off of the developers, and putting it on the residents of the neighborhoods in which they're developing. That's not good policy, that's not good politics, and it's not the right thing to do if your goal is sustainable community growth.**

////

Thanks for your time — jamie

--  
jamie hill  
<https://deptofenergymgmt.com/work>  
--

On 27Apr 2022, at 8:22 AM, City of Tacoma <[cityoftacoma@public.govdelivery.com](mailto:cityoftacoma@public.govdelivery.com)> wrote:

## Planning Commission Public Hearing – Written Comments Welcome Through End of April

Tacoma's Planning Commission is inviting community input on the proposed process, timeline, and engagement strategies for Home In Tacoma – Phase 2. The effort will implement the City's new housing growth strategy through zoning, standards, affordability actions, and actions to support housing growth.

Everyone has a stake in housing and neighborhoods, and there is high interest in participating in Home In Tacoma – Phase 2. In recognition of the significance of the effort, the Planning Commission is requesting your ideas about how to make the project successful.

Review the draft Home In Tacoma – Phase 2 Scoping and Assessment Report at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). The report summarizes the project background, schedule, outcomes, and engagement strategies.

To provide your input, write to [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org) through April 30, 2022.

After gathering this early input, the Planning Commission will finalize the project scope of work, and we will get to work on community engagement and analysis.

## Home In Tacoma – Phase 1

On December 7, 2021, the City Council adopted Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action establishes a **new housing growth vision** for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement, and other goals.

The complete package is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

## Home In Tacoma – Phase 2 Project Overview

Home In Tacoma – Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

Because housing and neighborhoods are important to all of us, there is a strong interest in participating as

Tacoma crafts new housing rules. The City is now working on engagement strategies to support broad community participation.

The Phase 2 scope of work will include

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

Tentative 2022 to 2023 Process

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

## How to Learn More

The Home In Tacoma webpage will continue to be the place to learn more – visit and share [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). You can also send an email to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org), or call (253) 312-4909.

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

<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4

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This email was sent to [politics@secretagentaudio.com](mailto:politics@secretagentaudio.com) using GovDelivery Communications Cloud on behalf of: City of Tacoma  
Washington · 747 Market St., Tacoma, WA 98402 · (253) 591-5000







Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Housing is a human right! And affordable housing is a human right. Landlords and developers benefit from the housing shortage by increasing prices, meanwhile minimum wage and salaries remain stagnant. We must pass the Home in Tacoma For All Platform. We must support Stable HOMES for All (Demand the Developers pay), Affordable HOMES for All (Pass a Renters Bills of Rights) and GREEN HOMES (Stop PSE from poisoning our homes. This is a government-led problem, it should be a solution formed by this government. Not a band-aid solution, not an agreement to surface-level policies but comprehensive homes for all Tacoma structural, systemic platform.

I support the Home in Tacoma for All Platform.  
Sincerely,

Name: Blair Murphy

Address: ~~1000~~ 220 Broadway #10, Tacoma, WA  
98402

Email Address:

blairmurphy06@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

I believe that housing is one of the most important issues today. Housing costs have become too expensive for so many Tacomans. It is hurting our quality of life, and forcing too many Tacomans out of the city. We need to do everything we can to ensure that all of our neighbors can live, and thrive here.

I know how much housing costs affect our lives because I've been lucky enough to have affordable housing by renting then buying from my wife's aunt. I know most people are not as lucky as that. And I know that this fact has made our lives so much easier, and more secure.

Everyone deserves safety, and security.

Sincerely,

Name: Jay Oak-Schiller

Address: 6839 S i st Tacoma, WA 98408

Email Address: Oakschiller2@gmail.com





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Tacoma is made a vibrant & strong community by those that make it up. Allowing the continuing skyrocketing price of rent & displacement of our community members by corporate developers & landlords only hurts the basic fabric of our beautiful community.

Furthermore supporting & passing the Home in Tacoma for all platform is one of the only effective solutions to our houseless neighbors in a state of uncertainty. Sweeps & penalizing them won't create a lasting solution.

Sincerely,

Name: Bearett Hicks

Address: 801 N I Street Tacoma WA 98403

Email Address: bearetticks@gmail.com





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

*Housing is a human right, And without shelter people die.  
And people are not just dying but being dehumanized,  
And experiencing suffering that is not in line  
with the ~~3rd~~ Colonial slogans of life, liberty  
and the pursuit of happiness. ~~and the pursuit of happiness.~~*

Sincerely,

Name: *Maxwell Hoffmann*

Address: *312 Nyakima Ave Apt B3, Tacoma WA 98403*

Email Address: *Maxwell.j.hoffmann23@gmail.com*



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Housing is a human right that should be accessible to everyone regardless of their race, gender, class, etc.

Tacoma shouldn't only be a place where millionaires are allowed to live comfortably, decriminalize homelessness and let communities flourish !!!

Sincerely,

Name: mia Holbert

Address: holbertmia@gmail.com

Email Address:

630 N Trafton St  
Tacoma, WA 98403



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Whether or not a person has a shelter should ~~never~~ never be determined by how profitable it is for someone else. For profit housing has failed everyone by ~~forcing~~ forcing large portions of our neighbors onto the street. We ought to structure our housing system centered on the well being of ALL, not around the profits of the owning class

Sincerely,

Name: Talmon Glidden

Address: 3107 N 7th St, Tacoma, WA, 98406

Email Address: talmonglidden@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Everyone deserves a  
Roof over their  
Head

Sincerely,

Name: *Patricia Estes*

Address: *PO Box 76 Eatonville, WA 98328*

Email Address:

*estespa1980@gmail.com*





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

The necessity to provide humane, and efficient housing for all to afford and maintain is now.

Sincerely,

Name: *Adam Garcia*

Address: *325 Tacoma ave 3, Tacoma, WA, 98407*

Email Address: *a.garcia-0@yahoo.com*



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Because when I moved to the area  
I was unable to find affordable housing  
even though I had a steady income.  
I now commute in to Tacoma for work.  
Additionally, so many folks are forced  
into homelessness or out of the  
city due to rent cost we need cost effective  
housing!

Sincerely,

Name: Jazzmin Fraguera

Address: 13907 107th Ave Ct. E  
Burien, WA 98374

Email Address: j1fraguera@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

~~Regardless~~ Every person deserves to be to be treated  
with dignity & respect. It's that simple.

Sincerely,

Name: Colton Rose

Address:

Email Address: coltonRose@aol.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Exploitation of people and land cannot continue. The housing crisis is a reflection of us and our values, and no other problems will be fixed before people are housed.

Sincerely,

Name: Rosario Yoson

Address: 860 115th St S

Email Address: yoson@plu.edu





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

every person deserves to be heard, seen and given compassionate and fair treatment. To be blamed for responding naturally to government & systemically inflicted trauma is unjust, and unacceptable.

HOUSING JUSTICE FOR ALL!

AFFORDABLE HOUSING FOR ALL!  
MONEY IS FAKE, PEOPLE  
ARE REAL.

Sincerely,

Name: Kelly Maylan

Address: 3107 N 7<sup>th</sup> street Tacoma, WA  
98406


Email Address: Kelly1Maylan@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Everyone deserves quality stable housing as a basic right.

Sincerely, 

Name: Isaac Waynits

Address: 360 Pioneer St NW, Olympia WA 98502

Email Address: isaac.waynits@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

housing is a human right for all people, regardless of anything  
People in power have to say otherwise.

Sincerely,

Name: Cleo Klauwinzer

Address: 3107 N. 19th St

Email Address: ~~redhotcleo@pepper@gmail.com~~  
redhotcleo@pepper@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

HOUSING IS A HUMAN RIGHT

Sincerely,

Name: ARIZONA GIBSON

Address: 312 N YAKIMA AVE APT C2  
TACOMA, WA 98403

Email Address: ARIZONAGIBSON83@GMAIL.COM





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

We are ~~the~~ human beings and rent  
hiking 22% in Tacoma is inhumane. Working  
people are being squeezed out and  
priced out. We need initiatives like  
6 week notice before a rent hike!  
We need a Real Renters Bill  
of rights!

Sincerely,

Name: Michael Wahlen

Address:

Email Address: spartan1396@hotmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

- ① We need to recognize HOUSING IS A HUMAN RIGHT
- ② We have a serious shortage of affordable housing.
- ③ We need public housing and services
- ④ We need affordable + low income housing in every district in the city
- ⑤ We need some form of rent control
- ⑥ we need to end tax right offs to developers
- ⑦ We need more accurate information + awareness about who the homeless are
- ⑧ We need to discontinue "sweeps" until we have more adequate resources for homeless neighbors

Sincerely,

Name:

Colleen Waterhouse

Address:

129 Candlewyck Dr. W Lakewood WA 98499

Email Address:

cmwaterhouse@comcast.net



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Housing is a human right. The housing crisis is disgusting and we should be doing everything we can to make affordable housing for all.

Sincerely,

Name: Brandon Bollert

Address: 312 North Yakima Ave

Email Address: bcbollert@gmail.com





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Housing is a right, not a privilege. Homelessness is a direct result of policies that are barriers to low income people finding and staying in their homes. The private sector will not solve the problem of housing insecurity. Government must take the lead.

Sincerely,

Name: Noell Krughoff  
Address: 612 S. Warner St  
Tacoma 98405  
Email Address: nKrughoff@gmail.com





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

I want US to spend  
tax dollars on social housing  
for permanent affordable  
housing

stop the ridiculous giveaway  
to Developers for minuscule  
amounts of barely, affordable  
housing

Sincerely,

Name: Anne Marie Cavanaugh  
Address: 5714 S. Ferdinand St  
Tacoma, WA 98409  
Email Address: ANNEMARIE.CAVANAUGH8@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

The data shows Home in Tacoma as it is isn't enough. ~~It~~ It doesn't help those who actually need it. Set aside the developers, corporations out of town business owners and put Tacomans, ALL of them, first!

Sincerely,

Name: Kevin Le

Address: 2205 S 96 St #1102  
Tacoma 98444

Email Address: kevin.ct.le@gmail.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

I WANT TO LIVE AND EXIST WITHOUT THE CONSTANT THREAT OF  
LOSING MY HOME. I DON'T WANT MY NEIGHBORS TO HAVE TO  
LIVE ON THE STREETS AND BEG FOR FOOD.

Sincerely,

Name: JAMES HESKETH

Address: 920 S 9TH ST APT 7 TACOMA, WA 98405

Email Address: JAMES HESKETH BUSINESS@GMAIL.COM





Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Housing is a human right! As you work on your budget for the next 2 years remember that budgets are moral issues. Put the money towards housing people for real! All this AMI and percentages of already unaffordable building the city is condoning is no solution at all. As well as giving tax incentives to builders. House our homeless community now! I am not in a minority with my demands.

Sincerely,

Name: Oneida Arnold

Address: 2618 No. Carr St. Tacoma 98403

Email Address:

oneida226@rainierconnect.com



Dear members of the Planning Commission,

I support the Home in Tacoma for All Platform because:

Housing is a HUMAN RIGHT

As a Soldier in the U.S. Army I deeply care for the people of this country, and I believe the people deserve so much better from their government.

Sincerely,

Name: Nickolas J S Petrone

Address: N/A

Email Address: NJPetrone@outlook.com



## HOMEOWNERSHIP CENTER NORTHWEST

Planning Commission Members,

First, thank you for spending so much time and effort on the Home in Tacoma program. There are many challenging issues around housing, and there are also many concerns and interests that you must be trying to balance.

We are writing this comment on behalf of the Homeownership Center Northwest, which is a small nonprofit that for over 30 years has been focused on creating affordable homeownership in the greater Tacoma area. Much of the affordable housing conversation has been centered around renting, but ensuring affordable rental rates is only part of the solution. National homeownership rates hover around 65%, but Tacoma's rate of homeownership is approximately 53%. While that difference might not seem enormous, that difference represents millions of dollars every year in rent payments that too often go into the pockets of landlords who don't live in Pierce County. Those millions could instead, at least partially, be going toward longer-term affordability and reduction of costs for people who live here. Those dollars could also assist in the building and maintenance of generational wealth for people who may have been denied that opportunity. Let's invest money here in Tacoma to create more housing rather than see those funds invested elsewhere.

The Home in Tacoma program can help. In the policy and zoning regulations that come out of this process, several ideas could be implemented and promoted. Although this certainly isn't an exhaustive list of recommendations, here are some things to consider:

- In low-scale areas, instead of simply allowing up to four rental units, allow a standard lot, without additional variance encumbrances, to be sold as four separate lots/units.
  - It could be rowhouses, small cottages, or maybe something else.
  - Create design standards to allow those buildings to fit comfortably into established neighborhoods.
  - Allow mini-HOAs for those dense clusters to allow for cooperative maintenance or shared greenspace.
- In high-scale areas, prioritize the creation of affordable ownership by offering incentives to builders.
  - It could be additional square footage allowed for condos instead of apartments.
  - It could be pre-approved designs and an expedited permitting process for affordable homes on smaller lot spaces.



## HOMEOWNERSHIP CENTER NORTHWEST

- Allow for the creation of a land trust, where homes are owned but the land is held by the city or by a non-profit, like the Homeownership Center.
- Allow pre-approved designs for homes. If there are pre-approved designs for high-quality manufactured homes, then affordable builders can produce inventory more inexpensively and with fewer regulatory and cost hurdles. This could be a pilot program with two to ten designs to start.
- Offer bonus square footage for affordable builders who are selling affordable homes or condos.
- Allow developers to designate units that must be converted from rentals to homeownership at a specified date, for example in five years from initial occupancy, allowing the renters living in those units the right of first refusal to purchase. This could be applied to affordable units only or could include specific market-rate units as well.

Home in Tacoma cannot be a giveaway to developers who want to create a higher percentage of rental housing in Tacoma that does not provide adequate direct benefits to the residents living here and does not support government entities working on behalf of our communities. There are ways to build more affordable homeownership options. Let's plan for it!

Thank you for your time.

Sincerely,

Homeownership Center Northwest Board of Directors

**From:** [Bee Ivey](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 22, 2022 12:45:50 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.



-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Bee Ivey

jedivey@gmail.com

1502 S Union Ave Ste 1

Tacoma, Washington 98405

## Barnett, Elliott

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**From:** City Clerk's Office  
**Sent:** Monday, May 2, 2022 2:36 PM  
**To:** Home In Tacoma  
**Subject:** FW: HIT Phase 2 - Comments

Thank you,

Jessica Jenkins  
City of Tacoma | City Clerk's Office  
Phone: 253.591.5167 | Fax: 253.591.5300

-----Original Message-----

From: Rob Jensen <jillandrob@gmail.com>  
Sent: Saturday, April 30, 2022 4:49 PM  
To: City Clerk's Office <cityclerk@cityoftacoma.org>  
Subject: HIT Phase 2 - Comments

Please consider the following comments regarding HIT Phase 2

We do not feel any more assured moving into the second phase of revamping our entire city's home zoning because:

1. There has not been sufficient environmental review addressing concerns regarding lack of infrastructure (ie public utilities, schools, streets, etc) and where the funds will come from to pay for these changes
2. Who will be held accountable for the damages/impacts to existing home owner's properties and structures
3. Homeowners in our immediate neighborhood whom we have asked are UNAWARE of HIT and even what the acronym stands for.
- Because of this EVERY TAX PAYING PROPERTY OWNER should receive a detailed description sent to their home address outlining how this rezoning will change their community with specific information regarding setback, height, parking, etc details NOW
4. The most recent comments to the Planning Commission, people are supportive of HIT believing it is a program to help the homeless. As it stands currently, it does not and insofar as we can decipher, is not going to help ensure home ownership to help people build equity nor guarantee the creation of affordable housing
5. When we contacted Tacoma Code Enforcement for the 3rd time about people parking motor homes on their city lot (not behind a fence) with an electrical cord to provide power to people living inside, the employee said it typically takes 5 calls before they respond because they are so short staffed. How is the city possibly going to manage so many new code enforcement problems with rezoning our entire city when we can't handle what we have now?
6. In speaking with our Sector 2 police liaison in February, he had not yet heard of the proposed changes and how increasing density city wide would impact their already short staffed department. Has our police department been included in on any of these discussions? His words to me were "apartment dwellers always create more problems than home owners."
7. Why are we kowtowing to the whims of developers who will not be contributing money enough to see that our community comes out on the winning end of this reckless proposal? Let them pay THEIR FAIR SHARE for sidewalks, streets, schools, lighting, sewer, parks and such to help us keep our community livable. Design and quality building materials make a place a home, a community. Let's not sell ourselves short so they can have their dream at our expense.

We feel it is irresponsible and careless for our city to be plowing ahead with so many questions yet unanswered. Tacoma - let's get this right the first time.

Thank you for your consideration  
Rob and Jill Jensen

Sent from my iPhone

**From:** [Brett Johnson](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Comments regarding HIT Phase 2  
**Date:** Tuesday, April 12, 2022 4:29:12 PM

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To Whom It May Concern:

Early on, I had a number of concerns regarding Home In Tacoma upzoning proposal. Kirk Kirkland and I explained most of these in our joint Op-Ed in the News Tribune back in August. The City Council ultimately reduced the mid-scale portions of the initial proposal--a positive step. Mid-scale zoning can be expanded over time as we develop a better understanding of the true impacts in our community. We are not opposed to an increase in housing and density--we just want to make sure the impacts of new developments and 9,000 new residents are adequately addressed, including impacts on sewers, roads, transit, schools, and the real amount of affordable housing. Some residents have accused us of fearmongering, labeled us as "NIMBY", "outdated", and other choice insults. Home In Tacoma supporters who consider themselves to be "leaders" need to find other ways of communicating with those of us who have legitimate concerns with this broad, sweeping plan. We need consensus, not conflict.

One of the main impacts we're concerned about is sewer capacity. Today, the increase in sewage from three multi-story apartment houses in Proctor District flows into Puget Sound untreated. The Department of Ecology developed a plan to re-route sewage from the North End sewage plant to the Port of Tacoma Sewage Plant. DOE also offered grant funding to defray some of the cost. My understanding is that the Public Works Department and the City Manager chose to sue Department of Ecology for raising the state's standards for sewer treatment instead of doing what was necessary to upgrade the system. It's the city's job to make sure our infrastructure can support any additional development, and I fully support the financing of any sewer upgrades needed to allow upzoning to occur without adding further environmental damage to Puget Sound.

Another major area of concern is the true availability of affordable housing in any newly developed parcels. It appears that the city has decided to focus on encouraging the development of mostly market-rate housing. While we understand the need to address the overall housing crisis, we also worry that many low-income residents will be displaced from their longtime neighborhoods. I strongly urge councilmembers and managers to do everything they can to make sure affordable units are available to low-income families throughout the city.

A third area of concern is tree canopy. Any upzoning be accompanied by changes in ordinance to increase tree canopy throughout the city, especially in East and South Tacoma where the canopy is less substantial. Tree canopy provides shade and reduced temperatures on our streets. It helps the ground retain water during the hottest months. It attracts and provides shelter to wildlife, including many birds and pollinators. Planting and maintaining tree canopy should be a critical component of any development anywhere in our city, be it low-scale or mid-scale. New and affordable housing and tree canopy should dovetail.

To be clear, I want to support most of the changes made to our single-family neighborhood. Ideally, zoning should allow for ADUs, duplexes, and some triplexes to provide the "missing middle" so people can find housing and live within their means. I also support mid-scale

th

development along major arterials like 6 Ave and Pearl Street--not far from our house. I really, honestly do understand the need for changes to accommodate today's pressing housing needs. However, we also love our neighborhoods, and prefer to take a measured, pragmatic approach that considers more than just increasing access to housing. We need to build thoughtfully and consider all aspects of the problem with the entire community in mind. Thank you for your consideration.

Sincerely,

Brett M. Johnson  
4609 N 13th St

**From:** [Sophia Keller](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 5:10:28 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Sophia Keller  
keltiawind@gmail.com  
851 SW 127th Street  
Seattle, Washington 98146



**From:** [Devin Rydel Kelly](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Thursday, April 28, 2022 1:15:43 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

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Thank you for your consideration.

Devin Rydel Kelly  
peopleofearth@gmail.com  
910, South M Street  
Tacoma, Washington 98405

Planning Commissioners,

This letter is in response to requests for the scope of work for the soon to be selected HIT consultant.

1. Develop a comprehensive plan for engaging residents of Tacoma who will be impacted by HIT builds, including but not limited to written notification, neighborhood meetings, in person meeting for small as well large groups and social media.
2. Develop a plan initiating a slow phase in plan, which selects a restricted number of mid and low-scale builds, so that residents in each neighborhood district in the City can respond to the impacts.
3. Develop an enforceable public notice requirement for all permitted new builds/remodels for an adequate period of time allowing for public objection and appeal
4. Develop a mechanism to receive community/resident comments through a variety of forms: in person, written, and social media, etc. Responses will be courteous and non-defamatory in nature.
5. Develop a method that allows flexibility in any established time line for Phase 2.
6. Develop clear design standards and review process for low-scale, as well as mid-scale, which are consistent and compatible with existing neighborhood design and patterns, which includes setbacks, parking, front facing windows, sidewalks, green space, etc.
7. Ensure environmental impacts are adequately studied and reported.
8. Develop regulations that discourage large out of state and in state investment companies from buying homes for the purpose of creating more rental properties, by outbidding those who seek to own and live in the homes.

Thank you,

Karen Kelly

916 S Mountain View Ave

Tacoma, 98465

**From:** [DEBRA LARA](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Comments for home in Tacoma planning  
**Date:** Tuesday, April 26, 2022 1:45:57 PM

---

Dear City of Tacoma,

As a concerned homeowner in Tacoma, I want future building to enhance and not destroy the character of our unique and beautiful city. New zoning should carefully be phased in making sure that Low-scale is done right before adding new Mid-scale zoning and all safeguards promised by the City must be in place before new zoning goes into effect.

Thank you for your consideration,

Debra Lara  
2412 No. Washington St.  
Tacoma, WA 98406



[myesig.com](http://myesig.com)

**From:** [savannah](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma  
**Date:** Monday, March 28, 2022 11:49:15 AM

---

Hello,

Thank you for taking the time to read and consider this email.

I live in Hilltop, and I have for over 5 years. In that time I have seen massively development changes. The thing that concerns me greatly, is the tree canopy. We are constantly hearing about how environmental justice is racial justice. I have seen EVERY tree cut down on developed lots. NO tree has been saved. This effects the air quality in my community, and I think it has a great effect on the quality of life of residents.

On 9<sup>th</sup> and MLK a building was torn down to make room for a massive low income, housing development, much needed mind you - but there was 1 MASSIVE tree on that lot, the corner of the lot, that somehow couldn't be saved or worked into the development. OFTEN bald eagles would stop and land on that 1 tree, that was big enough to support them - to me, that is a loss to the community. Nature is essential in our lives, and our well being, we should be preserving it. These developments consistently have zero lot lines, and NO green spaces.

I understand we need housing, but we also need nature. It's essential for our souls, our mental health, our well being.

Please take this viewpoint into your consideration as you move forward.

Thank you for your time,

***Savannah Lauritzen***

Office Manager

Real Estate Broker

**P: 206.381.1438 C: 206.335.0475**

Office Hours:

Monday - Thursday 9AM to 4PM

Emails sent outside of those hours will be responded to on my next working day.

**From:** [LeAnne Laux-Bachand](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Feedback on Phase 2  
**Date:** Monday, April 25, 2022 6:01:26 AM

---

Dear Planning Commission,

I'm a single-family homeowner in the Proctor neighborhood, and I just wanted to share that I'm very supportive of the Home in Tacoma project. I was unable to attend all of the public forum last week, so there are some Phase 2 details I'm less familiar with, but I appreciate your dedication to increasing varied and affordable housing stock from an anti-racist stance. I hope you hear from lots of YIMBY voices like mine because I know that these kinds of conversations are often dominated by the other side.

Thank you again for your work,  
LeAnne

**From:** [Kevin Le](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Support for Home in Tacoma + Expansion  
**Date:** Wednesday, April 27, 2022 11:39:00 AM

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Tacoma City Council & Planning Commission,

I am writing in support for Home in Tacoma. We absolutely need more dense, affordable housing all throughout Tacoma to provide a safe space for every single resident in our city.

It is getting more and more difficult to find housing as prices and rents rise. Just last year, I had to leave a housing situation that had soured. In my search, most of Tacoma was immediately off the table simply because of rent prices. I had to look south to Parkland to find housing I could afford. As a Person of Color, it is easy to feel like people with my skin color are being pushed out, especially when I see primarily white skin when I visit Central and North Tacoma. This is further hammered in when I mainly see people with my skin tone and darker in my current neighborhood. This should absolutely not be the case.

Providing affordable housing will allow people of all types to live where they and like and lead to more diverse, stronger neighborhoods and communities.

Home in Tacoma needs to rezone larger portions of the city. I have a background in GIS and have found that Home in Tacoma barely affects wealthier neighborhoods while totally transforming neighborhoods of color. While there is something to say about the latter communities needing more housing, in reality it feels like Segregation with window dressing. Communities of color will become denser and force people to stay in them because that's all they can afford. The cycle of poverty is perpetuated over and over. Meanwhile, wealthier neighborhoods get to maintain their single family homes and get to watch their home values rise, ensuring no "Poors" can ever join their communities. Home in Tacoma needs to be expanded from its ~17% rezone of residential land to its original goal of 40%; or even higher.

Not everyone wants a yard. Not everyone can afford to maintain a single family home. Not everyone has a car to get them to work, the store and leisure activities. But this shouldn't deny them the opportunity to live anywhere in the city. Anyone should be able to live anywhere with minimal compromise.

How Home in Tacoma looks like to me is serving the wealthy while throwing crumbs in the corner for the darker skinned and less wealthy. Additionally, it's short sighted. A relatively minute change now means we will have to revisit this issue again when the housing stock is depleted. A more extreme, progressive change means we will benefit more people for a longer amount of time, allowing more time to anticipate future issues and act accordingly.

We need more housing. And we need Home in Tacoma to be bigger than it currently is to provide for all of us, not just a select few.

This is not an ask.

This is a demand!

Kevin Le





**From:** [Kristin Lillegard](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Wednesday, April 20, 2022 1:18:00 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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Thank you for your consideration.

Kristin Lillegard  
lillegard.kristin@gmail.com  
156 133rd Street East  
Tacoma, Washington 98445

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: No Mid-scale HIT  
**Date:** Saturday, April 30, 2022 6:04:01 PM

---

LIHUANG WUNG

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

Please take the PDS Customer Survey

To help us improve our customer service!

-----Original Message-----

From: Mike Lonergan <mplonergan@nventure.com>

Sent: Saturday, April 30, 2022 6:01 PM

To: Planning <planning@cityoftacoma.org>

Subject: No Mid-scale HIT

I support the minority report by three very knowledgeable Planning Commissioners. Do not move on to implement Mid-scale apartment development in current Residential Zones.

Because my 110 year old home is next to Proctor MCX zoning, my wife and I are experiencing hell on earth with noise, damage to our property, dangerous traffic conditions and total disruption of life in our once beautiful Washington School neighborhood. Every day other Tacoma residents tell us how sorry they are for us, but you should see their surprise when I tell them that Home in Tacoma plans to allow this experience next door to THEIR house too!

We have built a lovely city over many years. Greed of developers will destroy it quickly if you do not represent your taxpayers rather than lobbying interests. If the public had been properly informed that this is a major upzone, the opposition would be overwhelming. Come look at the outsized project now being shoehorned just a few feet from my bedroom. Tell me honestly that you would want this next to your home.

Mike Lonergan

3715 N 27th St.

253-318-1806

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Home in Tacoma Phase 2  
**Date:** Saturday, April 30, 2022 4:10:38 PM

---

**LIHUANG WUNG**

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

[Please take the PDS Customer Survey](#)

To help us improve our customer service!

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**From:** pjmanza@harbornet.com <pjmanza@harbornet.com>

**Sent:** Saturday, April 30, 2022 2:56 PM

**To:** Planning <planning@cityoftacoma.org>

**Subject:** Home in Tacoma Phase 2

Dear Planning Commission members:

As a long-time Tacoma resident who loves our city, I urge you to proceed carefully in Phase 2 of the Home in Tacoma plan. One of the things I really appreciate about Tacoma is the charm, beauty, and diversity of its various neighborhoods, but the unique quality of our neighborhoods will be adversely impacted if careful planning does not take place during Phase 2.

Please carefully consider existing structures when allowing for new housing stock under the low-scale residential designation. Any new building should be of similar scale and character as existing housing.

Please arrange for in-person meetings in neighborhoods city-wide so that residents can hear from city officials, ask questions and voice concerns. Zoom meetings are not enough—many people have trouble accessing meetings via zoom or are just not computer-savvy enough to use this format successfully.

Please also ensure that any new building still allows for sufficient tree canopy throughout the city, and that needed infrastructure improvements are made prior to increasing density. In addition, please require developers to provide adequate parking on the lots they are improving. Otherwise, our streets will become clogged with on-street parking, which is a real safety concern on some of our narrower neighborhood streets.

Lastly, please implement a 30-days' notice policy to alert neighbors to proposed land-use changes in their neighborhoods so that Tacoma residents are not blindsided by inappropriate development that is not in keeping with neighborhood character.

Thank you—

Sincerely,  
Judy Manza  
1526 Ventura Drive  
Tacoma 98465

**From:** [Carolena Matus](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma Must Provide All Tacomans with Affordable, Green, and Sustainable Homes  
**Date:** Saturday, April 30, 2022 1:22:49 PM

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Planning Commission,

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Thank you for your consideration.

Carolena Matus

dajazzcat@hotmail.com

PO Box 257, PMB 2673

Olympia , Washington 98507-0257

## Barnett, Elliott

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**From:** Marshall McClintock <marshalm@q.com>  
**Sent:** Saturday, April 23, 2022 8:02 AM  
**To:** Barnett, Elliott  
**Cc:** Geoff Corso  
**Subject:** Re: Article on HOAs and investors

Another story on this in today's NYT ....

<https://www.nytimes.com/2022/04/23/us/corporate-real-estate-investors-housing-market.html>

---

**From:** "Marshall McClintock" <marshalm@q.com>  
**To:** "Elliott Barnett" <EBarnett@cityoftacoma.org>  
**Cc:** "Geoff Corso" <corso1965@live.com>  
**Sent:** Saturday, April 23, 2022 6:17:03 AM  
**Subject:** Fwd: Article on HOAs and investors

Hi Elliott.

When we met earlier this week, you seemed unaware of investors and REITs buying up residential houses. Here's a short article that discusses this growing issue. Canada just recently announced a two-year ban of foreign investors buying up residential homes.

[https://trib.al/yZGdfIT?fbclid=IwAR0ICyX\\_uSV48SG-BaL4z3hU4eSzkdm3rx3LEIMq1vo0pL\\_ZrRvIcY06kN0](https://trib.al/yZGdfIT?fbclid=IwAR0ICyX_uSV48SG-BaL4z3hU4eSzkdm3rx3LEIMq1vo0pL_ZrRvIcY06kN0)

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HOME > ECONOMY

## Suburbia is standing up to Wall Street investors who are scooping up houses, 'bullying people out with cash offers,' and making the neighborhood 'shabbier'

Jason Lalljee and Alcynna Lloyd Apr 21, 2022, 7:16 AM



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**Some associations believe that rental investors buying homes in their neighborhoods has made it difficult for local families to buy homes.** RapidEye/Getty Images

**Suburban homeowner associations are blocking big investors from buying up their neighborhoods.**

**They say that the investors don't maintain their properties, and keep families from buying homes.**

**Investors make up an increasingly large portion of the real estate market, contributing to high prices.**

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Homeowners are banding together against a common enemy: Investors.

That's according to a [recent article](#) by The Wall Street Journal's Will Parker and Nicole Friedman, who reported that groups of neighborhood volunteers are thwarting companies looking to buy single-family homes, using their power as homeowner associations to regulate how homes are used.

Some of these HOAs believe that rental investors buying homes in their neighborhoods has made it difficult for local families to buy, the groups told the Wall Street Journal, and led to a decline in home maintenance, which has made their neighborhoods less desirable.

To combat these purchases, homeowners will often place caps on the number of homes that can be rented in a particular neighborhood, or require that potential tenants be vetted by an association board. Both tactics stymie the attempts of large landlords to rent the spaces.

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"They're coming in, and they're basically bullying people out with cash offers," Chase Berrier, president of the Whitehall Village Master Homeowners Association in North Carolina, told The Wall Street Journal. He said that some of the homes in the subdivision owned by investors in his Walkertown neighborhood now look shabbier, and that their owners are difficult to contact to resolve problems.

Corporate landlords have been overtaking US suburbs in recent years, [pricing out](#) many first-time homebuyers — who are usually younger — and [fueling](#) the difficulties Gen Z and millennials have had seeking homeownership. According to one recent analysis, investors bought [a third](#) of all US homes for sale in January, the highest portion in at least a decade. And [some analyses](#) show that these companies are mainly overtaking communities of color.

The strategies adopted by suburban homeowner associations for single-family homes are already [common](#) in apartment communities in metropolitan areas like New York City's, in a way that can often be exclusionary to Black and brown homebuyers. Suburban neighborhoods adopting these strategies to keep out powerful investors is not only novel, as the Wall Street Journal reported — it's flipping the playbook.

### **Investors have been purchasing up a storm — and keeping potential homebuyers out**

As investors flock to the real estate market, they're pricing out locals and [disrupting](#) housing ecosystems.

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In 2021, investors purchased a record \$64 billion worth of homes — the most in at least two decades, according to Redfin. As they looked to cash in on growing housing and rental prices, investors bought a record [18.2%](#) of the US homes purchased during the third quarter of 2021, up from 11.2% in 2020.

"Increasing [home prices](#) fueled by an intense housing shortage have created opportunities for investors to reap big profits," Sheharyar Bokhari, Redfin senior economist, said in a housing [study](#). "Those same factors have [pushed](#) more Americans to rent, which also creates opportunities for investors because investors typically turn the homes they purchase into rentals and can now charge higher rents."

According to Redfin, average monthly rents rose 10.7% year over year in September, representing the fastest growth in at least two years. For homeowners, the median home sale price increased [13.9%](#), pushing housing affordability further [out of reach](#) for prospective buyers.

"With cash-rich investors taking the housing market by storm, many individual homebuyers have found it tough to compete," Bokhari said.

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For many Americans, the increase in housing costs has been devastating. Millions of homebuyers have been [priced out of the market](#) since the start of the year, and renters have been [forced to decide](#) whether or not to move or pay increases as much as [40%](#).

In Atlanta, which Redfin says has the highest market share of investors, rents have increased as much as [30%](#) while home prices have risen nearly [25%](#) year over year. With more than 32% of home purchases belonging to investors, developer activity has contributed to housing affordability [plummeting](#) in the Big Peach.

"At some point, there's not going to be anywhere for people to go," Courtney Anderson, a law professor at Georgia State University, told the Atlanta Journal-Constitution.

Anderson's fear is [shared](#) by many Americans. As investors overcrowd neighborhoods across the country, local organizations are [gathering to protect](#) their communities and keep residents from displacement. Whether or not they stand a chance against big investment firms has yet to be seen – but their calls have been heard.

 **KEEP READING**

 **HOMEPAGE**

[Subscribe](#)



**From:** [Jason mcCord](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 10:09:03 AM

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-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Jason mcCord  
storageguyess@gmail.com  
9237 South G Stree  
Tacoma , Washington 98444

**From:** [Nakane McCord](#)  
**To:** [Home In Tacoma](#)  
**Subject:** For our holistic health as a community...  
**Date:** Friday, April 29, 2022 12:00:38 PM

---

Planning Commission,

Dear Planning Commissioners,

I urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.
- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.
- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.
- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.
- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.
- Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Nakanee McCord  
nakaneemonique@gmail.com  
1506 N Defiance St R-206  
Tacoma, Washington 98406

**From:** [ryan@meachamdev.com](mailto:ryan@meachamdev.com)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma comment--please note the record  
**Date:** Tuesday, April 12, 2022 1:35:30 PM

---

Hi,

I am a spec builder in Tacoma and build a small number of infill homes per year as well as small scale 4 units. I spent quite a bit of time during the initial Home In Tacoma reviews but haven't commented recently. I wanted to make a few comments below that I believe are a help to Tacoma's growth as well as serving our population. Note: I am a long time resident, educated at UPS, a local realtor and a builder, so I do have a stake in this.

1. Home in Tacoma has taken a long time beyond the initial expectation of implementation. That is OK but likely many of the builders and developers have limited their communication because of the need to be productive and get back to work. My point in mentioning this—that it has also happened to me—is that your most vociferous folks at this time will be the community members that are NIMBYs. Many of us within the development community are strong proponents of Home In Tacoma but we simply can't dedicate any more of our work schedule to the meetings and prolonged talks. I wanted to be sure that this is understood.
2. LOT SIZE: this should be addressed. Tacoma lot sizes are too limiting. I've tried to build townhomes on corner lots, cottages and other small homes in Tacoma but the lot size minimums prevent this. Cottages can be built under the pilot program but the limiting lot size requirements make them unfeasible. On my recent project, I proposed 6 cottages and fit the pilot program but chose not to build them because the lot sizes would have resulted below the R2 minimum, while functionally fulfilling the requirements of a cottage community. In sum, I was allowed to build the 6 cottages but had to keep them as one parcel OR condominium-ize the homes. With resale difficulties of small condo communities and a distaste for building a 1 parcel pure rental home community with 6 cottages, the project was dismissed. Let's allow small lot sizes on the proposed duplex, townhomes, tri's and 4s. If we don't, all we are doing is building rental units. Let's allow for some owner occupancy in these small projects and cater to an affordable price range since these have to be smaller units.
3. Small units sell but the proposed 2-4 units in Home In Tacoma doesn't help any entry level or down-sizer buyer. Let's find a way around code where buildings built to partywall standards don't have a minimum lot size so that they can be sold to homeowners rather than building more renters. This is similar to the above; I simply can't see a huge positive to allowing for 2-4 unit buildings without providing some aspect of 'pride in ownership' by an potential owner occupant buyer. All these 2-4 unit buildings to become townhomes built on inside lots or corner lots with minimum lot sizes and individual ownership of the units front to back. This would involve allowing an individual 'middle or back' unit to not have a technical front on the street. This is done all the time in condos but please don't make us create 2-4 unit condos to bring home ownership to Tacoma...

In sum, I've written many of the same notes before that I have written above. I hope these points are considered.

Thank you,

Ryan Meacham  
Meacham Development, LLC  
253-222-5883

**From:** [Julie Miller](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Tuesday, April 19, 2022 3:07:06 PM

---

Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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Thank you for your consideration.

Julie Miller  
jumill038@gmail.com  
4720 S Pine St, Apt #44  
Tacoma, Washington 98409



From: [Ken Miller](#)  
To: [Home In Tacoma](#)  
Subject: comment  
Date: Wednesday, April 27, 2022 10:42:19 AM

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Ms Anna Petersen, Chair  
Tacoma Planning Commission

Thanks for this opportunity to comment on phase 2 of Home in Tacoma. I supported Phase 1 and appreciate the Commission's efforts. In my view the options presented to the City Council were thoughtful and substantive.

That said, I'd like to address two questions. First, did last year's opposition change my mind? And second, what - if anything - in the larger context might affect my position today.

First, last year's opposition has affected my initial view. But I think the discussion was hijacked by fear of tall buildings. The underlying and more legitimate fear is about crowding. And so I would support defining zones not by the height of buildings allowed but by the number of bedrooms per square acre or block or... This is akin to how septic systems are rated: by number of bedrooms. It's a method that acknowledges the ecosystem's carrying capacity. And it defers to the property owners already in place.

Second, the larger context seems to intensify our need for more and more diverse housing. Home ownership is more challenging; climate refugees are increasing; and the competition - for talent and investment - among urban regions will only intensify. We need more density and we need it soon.

I appreciate the chance to comment, and will watch the process with interest.

Best, Ken Miller

--

**Ken Miller** / Principal  
DADU Homes / Building Forward  
Direct: (937) 696-9809

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: 911 responses slow; City government failing to control crime post-2020 will get worse with higher density  
**Date:** Thursday, April 28, 2022 9:15:51 AM

---

**LIHUANG WUNG**

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

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**From:** N Elizabeth <[nmills@stanfordalumni.org](mailto:nmills@stanfordalumni.org)>

**Sent:** Wednesday, April 27, 2022 8:10 PM

**To:** Planning <[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)>; Hines, John <[JHines1@cityoftacoma.org](mailto:JHines1@cityoftacoma.org)>; City Clerk's Office <[cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org)>

**Subject:** Re: 911 responses slow; City government failing to control crime post-2020 will get worse with higher density

Attn planning - I already heard from Councilmember Hines (thanks again) - please make sure this feedback is logged in your public response on Home in Tacoma. I get the sense the Planning Committee already knows what they want to do, devil may care as to public input, because the Committee is forcing an agenda on the Tacomans with no vote. Nevertheless I will keep trying and hopefully someone will realize putting more people in a City without first regrading roads, increasing water/power/crosswalks/lights, POLICE, etc. etc. is going to be miserable for Tacoma.

On Wed, Apr 20, 2022 at 8:46 PM N Elizabeth <[nmills@stanfordalumni.org](mailto:nmills@stanfordalumni.org)> wrote:

Hi City Planning, City Council -

As you know, City government is failing at crime control right now; Home in Tacoma will make this worse because the City lacks resources to manage the population. 911 call responses are too slow so that will cause loss of life and suffering.

Cases in point on your crime problem - (1) see below article, by KOMO news, "Tacoma has some disturbing trends when comparing last year's crime totals with 2020 . . . aggravated assaults are up 49.9 percent. In terms of property crimes, arson rose 79.9 percent year to year. Break-ins increase 10.2 percent and vandalism is up 15 percent," (2) Tacoma had an arsonist commit several offenses until FBI got involved; (3) Tacoma has frequent street rallies where gangs of cars race with impunity in daylight on major thoroughfares; (4) anecdotally my family has been the victim of a family business break in and a car break in all in the span of a few weeks last year. I left a voicemail with the mayor's office on Easter Sunday after my mom got stuck on the Jackson Highway 16 overpass due to a gang of cars blocking the intersection for an extended period before the sirens came.

What you are creating here is an environment that will breed vigilantism. By abdicating police power you are encouraging Tacomans to take matters into their own hands. You have tipped the balance from concerns about violence in police custody to just violence because of lack of police period.

The Home in Tacoma initiative pours fuel on the fire, because it exacerbates the problem that the City lacks proper policing, wide roads, city lights, stoplights, traffic cameras, etc. etc. **Your 911 call response time is too long. Enough said - no 911 response on time = more suffering and crime, period. Home and Tacoma will make this worse.**

Make no mistake that your inaction on public safety combined with Home in Tacoma will cost lives - not only due to crime with slow police and fire response time - but also due to practical everyday scenarios like when kids' balls roll into the street or runners cross the intersection. Due to street parking and road congestion, drivers won't see us - we will get hit - AND we won't get fast ambulance response times due to congestion.

Elizabeth

[Tacoma grappling with rising crime, community concerns \(msn.com\)](#)

[Density and Crime - The Atlantic](#)

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Home In Tacoma - Phase 2 Update  
**Date:** Thursday, April 28, 2022 9:16:03 AM

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**LIHUANG WUNG**

Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682  
[Please take the PDS Customer Survey](#)  
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**From:** N Elizabeth <[nmills@stanfordalumni.org](mailto:nmills@stanfordalumni.org)>  
**Sent:** Wednesday, April 27, 2022 8:15 PM  
**To:** Planning <[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)>  
**Subject:** Re: Home In Tacoma - Phase 2 Update

Obvious question - if "everyone has a stake" in this - why are you not letting Tacomans vote on it? This is a power grab and will result in City Council being voted out of office - Tacomas don't all want this and if they did you could see that with a vote. Do you even use the Tacomans feedback to change policy? if so, what?

On Wed, Apr 27, 2022 at 8:23 AM City of Tacoma <[cityoftacoma@public.govdelivery.com](mailto:cityoftacoma@public.govdelivery.com)> wrote:

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## Planning Commission Public Hearing – Written Comments Welcome Through End of April

Tacoma's Planning Commission is inviting community input on the proposed process, timeline, and engagement strategies for Home In Tacoma – Phase 2. The effort will implement the City's new housing growth strategy through zoning, standards, affordability actions, and actions to support housing growth.

Everyone has a stake in housing and neighborhoods, and there is high interest in participating in Home In Tacoma – Phase 2. In recognition of the significance of the effort, the Planning Commission is requesting your ideas about how to make the project successful.

Review the draft Home In Tacoma – Phase 2 Scoping and Assessment Report at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). The report summarizes the project background, schedule, outcomes, and engagement strategies.

To provide your input, write to [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org) through April 30, 2022.

After gathering this early input, the Planning Commission will finalize the project scope of work, and we will get to

work on community engagement and analysis.

## Home In Tacoma – Phase 1

On December 7, 2021, the City Council adopted Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action establishes a **new housing growth vision** for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement, and other goals.

The complete package is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

## Home In Tacoma – Phase 2 Project Overview

Home In Tacoma – Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

Because housing and neighborhoods are important to all of us, there is a strong interest in participating as Tacoma crafts new housing rules. The City is now working on engagement strategies to support broad community participation.

### The Phase 2 scope of work will include

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

### Tentative 2022 to 2023 Process

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

## How to Learn More

The Home In Tacoma webpage will continue to be the place to learn more – visit and share [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). You can also send an email to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org), or call (253) 312-4909.

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

<https://www.cityoftacoma.org/homeintacoma> |

This email was sent to [nmills@stanfordalumni.org](mailto:nmills@stanfordalumni.org) using GovDelivery Communications Cloud on behalf of: City of Tacoma  
Washington · 747 Market St., Tacoma, WA 98402 · **(253) 591-5000**

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Home in Tacoma Proposal  
**Date:** Wednesday, April 20, 2022 3:22:41 PM

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**LIHUANG WUNG**

Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682

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---

**From:** Nilmah Mills <[nilmah@graylumber.com](mailto:nilmah@graylumber.com)>  
**Sent:** Wednesday, April 20, 2022 3:16 PM  
**To:** Planning <[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)>; Hines, John <[JHines1@cityoftacoma.org](mailto:JHines1@cityoftacoma.org)>  
**Subject:** Home in Tacoma Proposal

I continue to follow the housing changes in Tacoma. To date my concerns have not been remedied. How can the population and housing units increase without fixing the present infrastructure to handle this?

Our West Slope Neighborhood especially is already stressed! There is a need for more police protection, traffic control (speed bumps and round-a-bouts), sidewalks and curbs, off street parking, better street lighting, enforcement of property owners' yard maintenance codes, cameras at intersections prone to running red light drivers ie. South 12<sup>th</sup> & Jackson, management of street water drainage and public bus service. The children playing in the streets, walkers, cyclists and skateboarders are at risk even now. The latest danger is organized gang members staging wheelie contests with five cars closing Jackson Street four ways for half an hour until my 911 call brought the Fire Dept.

Sincerely,

Nilmah Mills

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Home in Tacoma Danger  
**Date:** Friday, April 22, 2022 11:46:25 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[scan.pdf](#)

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**LIHUANG WUNG**

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

[Please take the PDS Customer Survey](#)

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---

**From:** Nilmah Mills <[nilmah@graylumber.com](mailto:nilmah@graylumber.com)>

**Sent:** Friday, April 22, 2022 11:40 AM

**To:** Planning <[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)>

**Subject:** FW: Home in Tacoma Danger

[Nilmah Mills, Accounts Receivable](#)



P.O. Box 7126 • Tacoma, WA 98417-0126  
Phone 253.752.7000 • 1.800.452.4729 • FAX 253.759.7560  
[graylumber.com](http://graylumber.com)



---

**From:** Nilmah Mills

**Sent:** Thursday, April 21, 2022 2:58 PM

**To:** Hines, John <[JHines1@cityoftacoma.org](mailto:JHines1@cityoftacoma.org)>; [cityplanning@cityoftacoma.org](mailto:cityplanning@cityoftacoma.org)

**Subject:** FW: Home in Tacoma Danger

Government can make laws but who's going to enforce them & how are fines going to be given without street cameras & faster police response before the cars disperse. Apparently, I & dozens of other cars from 4 directions owe a fine for being stuck on the Hwy. 16/Jackson St. overpass Easter Sunday, second in line at the scene and witnessing five cars performing while a black pickup with



gang members kept it going. There are many black circular lines in the pavement as proof.

Nilmah Mills, Accounts Receivable



P.O. Box 7126 • Tacoma, WA 98417-0126  
Phone 253.752.7000 • 1.800.452.4729 • FAX 253.759.7560  
graylumber.com



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**From:** [fax@graylumber.com](mailto:fax@graylumber.com) <[fax@graylumber.com](mailto:fax@graylumber.com)>

**Sent:** Thursday, April 21, 2022 2:43 PM

**To:** Nilmah Mills <[nilmah@graylumber.com](mailto:nilmah@graylumber.com)>

**Subject:**

4/21/22, 2:06 PM

Joe Biden to arrive in Seattle Thursday, will speak at Green River College in Auburn for Earth Day - MyNorthwest.com



Lauren Donovan, KIRO 7 News

**Tacoma City Council unanimously passes 'spectator ordinance' to reduce street racing**

Under a new Tacoma city ordinance, anyone caught just watching someone do donuts could pay up to \$1,000 and spend a month in jail.

14 hours ago



**From:** [Adam Monohon](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Wednesday, April 20, 2022 11:57:04 AM

---

Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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Thank you for your consideration.

Adam Monohon  
adammonohon@gmail.com  
109 12th Ave E, Apt 306  
Seattle, Washington 98102

**From:** [Tyron Moore](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Wednesday, April 20, 2022 1:07:31 PM

---

Planning Commission,

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#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Tyron Moore  
tytymo@gmail.com  
818 N 10th St  
Tacoma, Washington 98403

**From:** [Dawn Nanfito](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Re: Comments  
**Date:** Wednesday, April 13, 2022 10:27:07 AM  
**Attachments:** [image001.png](#)

---

[MIT Technology Review](#), April 13, 2022

Today investors buy 27% of single-family homes in the US. Four in 10 are bought by small-scale investors owning fewer than 10 homes—who may buy in their home neighborhood or use tools like Roofstock. These buy-to-rent purchases are today a lightning rod for criticism, with investors outmuscling first-time buyers for scarce starter homes and reducing the number of affordable homes later sold. By “equity-mining” neighborhoods where families could once build wealth, investors instead capture the uplift themselves.

On Tue, Apr 12, 2022 at 10:56 AM Home In Tacoma <[HomeInTacoma@cityoftacoma.org](mailto:HomeInTacoma@cityoftacoma.org)> wrote:

Hi Dawn,

Thank you for those comments – very interesting. We will share them with the Planning Commission.

All the best,

Elliott

**Elliott Barnett, Senior Planner** (he, him)

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**From:** Dawn Nanfito <[dawn.nanfito@gmail.com](mailto:dawn.nanfito@gmail.com)>  
**Sent:** Monday, April 4, 2022 8:30 AM  
**To:** Home In Tacoma <[HomeInTacoma@cityoftacoma.org](mailto:HomeInTacoma@cityoftacoma.org)>



**Subject: Comments**

To whom it may concern:

Here is a picture I took of a building in Portland's Sellwood district. It was built in 2001. Why can't Tacoma do that?



I agree with a [Matt Driscoll](#) column dated June 24: *"Since long before 2019, what Tacoma has needed is a neighborhood-by-neighborhood approach that identifies precisely what is necessary to spur thoughtful development in each area, and then flexibly adjusts the city's economic development dials — like available tax credits — accordingly to achieve the desired results. **That has yet to happen.**"*

Please note a Pew Research Survey dated December 16, 2021, [Americans Are Less Likely Than Before COVID-19 To Want To Live in Cities, More Likely To Prefer Suburbs](#): "About a year and a half into the pandemic, there is some evidence that Americans are less likely now than they were before to want to live in urban areas — and more likely to want to live in the suburbs."

And all the apartments being built now - the recent TNT article discussing [How's Tacoma doing? Community satisfaction continues downward trend in latest survey](#) said that "among households, renters registered lower ratings of quality of life with just 46 percent selecting the top two options, compared with 68 percent of homeowners surveyed."

And respondents indicate that the city should reprioritize, as the survey found that "among the major issues facing the city in the next decade, 40 percent of respondents put homelessness at the top of the list. **Housing/housing shortage/land shortage came in a distant second at 19 percent**, followed by crime/gang activity/drugs/gun control (13 percent), overpopulation/overcrowding /influx from Seattle/ population growth (5 percent) and policing/public safety issues (4 percent) rounding out the top five.



Dawn Nanfito

CAMERON DAVIDSON

HUMANS AND TECHNOLOGY

# House-flipping algorithms are coming to your neighborhood

Despite millions of dollars in losses, iBuying's failure doesn't signal the end of tech-led disruption, just a fumbled beginning.

by **Matthew Ponsford**

April 13, 2022

**F**or years, Michael Maxson spent more nights in hotels than his own bed, working on speaker systems for the titans of heavy rock on global tours. When Maxson decided to settle down with his wife and their two dogs, they chose the city where stadium rock spectacles took him more often than any other: Las Vegas.

After renting for several years, in 2021 he found a home he wanted to buy in Clark County—a place within easy reach of Vegas's headline venues yet also quiet, an airy single-story stucco house on Dancing Avenue, which backs onto a 2,000-acre park. He dreamed of waking up each morning to look out across lakes and parkland. “It was a beautiful home,” says Maxson. “I mean, the fact you could see the mountains and the sun set and rise. *Man.*”

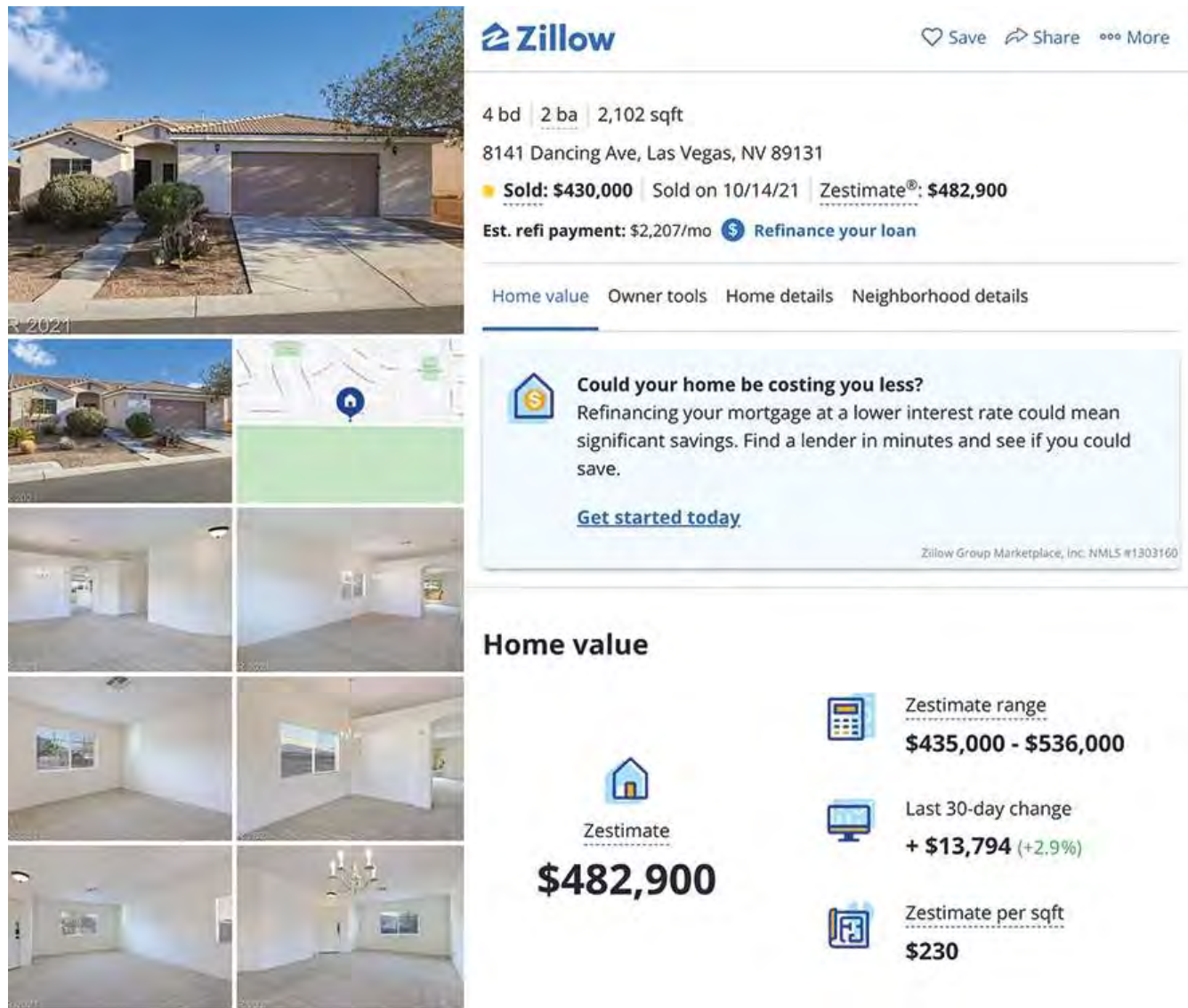
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But Maxson's house hunt was unexpectedly chaotic. House prices in Las Vegas leaped up 25% that year, and the market was awash with cheap mortgages and wolfish investors.

His dream home was not owned by a person but by a tech company. Zillow, the US's largest real estate listings site, had begun buying up homes in 2018, predicting it could create a “one-click nirvana” for purchasing real estate. It estimated returns of \$20 billion a year. Zillow Offers, its “instant buying” business, followed startups like Opendoor and Offerpad, which had pioneered “iBuying,” the so-called “high-tech flipping” model, which uses data systems to price houses and investor cash to buy them before fixing them up and selling them.

In 2021, iBuyers' purchases jumped to double prepandemic levels, accounting for tens of billions of dollars in home sales. Las Vegas was among the top 10 markets where startups concentrated their investments. In a feverish summer, Maxson had already been outmuscled on two bids by cash offers from Zillow and Opendoor. On Dancing Ave., Zillow now acted as seller, having listed

the home on June 24 for \$470,000, nearly \$60,000 more than it had paid less than two weeks before. But Maxson wanted it and agreed to close at just under asking price.



**Zillow** Save Share More

4 bd | 2 ba | 2,102 sqft

8141 Dancing Ave, Las Vegas, NV 89131

**Sold: \$430,000** Sold on 10/14/21 **Zestimate®: \$482,900**

Est. refi payment: \$2,207/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

**Could your home be costing you less?**  
Refinancing your mortgage at a lower interest rate could mean significant savings. Find a lender in minutes and see if you could save.  
[Get started today](#)

Zillow Group Marketplace, Inc. NMLS #1303160

### Home value

**Zestimate**  
**\$482,900**

- Zestimate range**  
**\$435,000 - \$536,000**
- Last 30-day change**  
**+ \$13,794 (+2.9%)**
- Zestimate per sqft**  
**\$230**

A Zillow listing for Maxson's dream home on Dancing Avenue.

When he went to take a look at the property, however, he discovered a 37,000-gallon water leak that had eroded garden walls and flooded the neighbors' yard. Seattle-based Zillow, which owned the home, was oblivious, but the city authorities weren't—Maxson found a notice stuck to the garage door, threatening a fine for allowing green water to pool, attracting mosquitos carrying West Nile virus. This is one downside of having homes owned by “faceless” corporations, says Maxson: “The [owners] were disconnected from it, because it’s just a number on a spreadsheet.” Though he offered to handle the estimated \$30,000 of repairs himself, and take it off Zillow’s books for \$30,000 less than the list price, they said no. Maxson discovered soon after that the house had sold to another family, at the same price he had offered. He estimates that he lost about \$2,000 on inspections and other costs—the closest he came to securing a home in 22 attempts that summer.

But at the very same time, the startup that had profited from his dream home was discovering cracks in its own foundation. As it turned out, Zillow Offers had lost more than \$420 million in three months of erratic house buying and unprofitable sales. As Zillow Offers shut down, analysts questioned whether other iBuyers were at risk or whether the entire tech-driven model is even viable. For the rest of us—neighbors, renters, or prospective buyers—the bigger question remains: Does the arrival of Silicon Valley tech point to a better future for housing or an industry disruption to fear?

## Dogfight

By summer 2021, the US housing market had almost run out of records to break. The Washington Post reported house prices at all-time highs (with a median of \$386,000 in June) as the number of homes listed hit record lows (1.38 million nationwide). The average home sold in 15 days that summer—half the time taken a year earlier—as cash-rich investors and second-home buyers bought more than ever before. By November, a [New York Times](#) headline asked: “Will Real Estate Ever Be Normal Again?”

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Despite making just under 2% of home purchases nationwide during this period, iBuyers began to play a larger, and more unpredictable, role than most, leading to calls from city leaders in Los Angeles to ban the platforms. iBuyers grow city by city; investment is tightly concentrated in a handful of locations across the Sun Belt, where the top five—Phoenix, Atlanta, Dallas, Charlotte, and Houston—accounted for more than half the total activity. Through 2021, iBuyers bought 70,400 houses nationwide. Nascent iBuyers are raising fundraising rounds in the United Kingdom, Europe, and Canada—but all are looking to the successes and failures of the stateside front-runners.

These cities form a neat growth pattern, following a “strikingly similar” trend to one seen in the trailblazer, Phoenix, according to a National Bureau of Economic Research (NBER) working paper from researchers at Stanford, Columbia and Kellogg, who analyzed iBuying by Zillow, Opendoor, Knock, Redfin, and Offerpad between 2013 and 2018. iBuyers had roughly 1% market share in

Phoenix in 2015, growing to 6% in 2018. In the frantic summer of 2021, iBuyers accounted for 10% of home buys in Phoenix. “In certain neighborhoods, 25 to 30% of current listings right now are owned by iBuyers,” says real estate tech strategist Mike DelPrete.

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Today Opendoor, the market leader, is operating in 44 markets. iBuyers are intervening in super-hot housing markets by harnessing big data and artificial intelligence to create a one-sided advantage over regular folks. Where house buying was once a “dogfight” between individuals, “now we’re in the age of guided missiles,” says DelPrete, with data-driven buyers claiming a big edge.

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## Real estate tech startups started digitizing processes that have “been pen-and-paper for centuries.”

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Zach Aarons

There is, obviously, a lot of money tied up in real estate. Residential real estate remains the main asset that American families possess, accounting for about 70% of median household wealth. Over 2021, the value of US housing stock jumped by \$7 trillion, hitting \$43.4 trillion total.

Real estate transactions have long been considered ripe for disruption because buying or selling a house is time consuming, confusing, and laden with hidden expenses. Yet residential real estate has been slow to innovate—it’s the “largest, undisrupted market in the US,” according to Opendoor.

When it comes to buying and selling, real-estate tech—or “proptech”—is changing three things, says Zach Aarons, cofounder of venture capital firm MetaProp. “One, it can showcase listings,” says Aarons, calling back to Zillow’s initial success as a one-stop shop for seeing what’s on the market. Second, startups started digitizing time-consuming processes that have “fundamentally been pen-and-paper for centuries.”

“How do we deliver a title policy with more transparency, more accountability, quicker timing?” he asks. “How do we have e-closing, e-notarization? I think the pandemic accelerated a lot of that.”

The third matter, valuations, remains by far the thorniest. Automated valuation models (AVMs) are proprietary data systems that take in sales prices from the US’s 600 multiple listings services—the real estate agent’s bread-and-butter data—and combine them with information from mortgage lenders, public data sets, and map data like Yelp reviews of local bars, plus private data sold by real estate analysts. First-party data is increasingly accumulated, too: Opendoor created an app for in-person inspectors, pre-covid, with a 100-point checklist, while today, sellers perform self-service virtual assessments.

Opendoor’s tech chief, Ian Wong, says the foundation of their work is data cleansing—taking partial, duplicated, and contradictory data and parsing it to produce reliable insights. But “human-in-the-loop” systems remain vital, he says. The company has real people annotate visual data, adding labels in a manner he likens to the processing done on crowdsourced platforms similar to Mechanical Turk.

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refuse to sell.

One goal of this data work is to eliminate the so-called “lemons problem.” So far, AVMs have been able to access only a portion of the information that a family selling its home knows, explains Amit Seru, a professor of finance at the Stanford Graduate School of Business—failing to appreciate architectural style, unruly neighbors, how light hits the porch on late summer evenings, and myriad qualities contributing to a house’s human appeal. Consequently, these AVMs can lead iBuyers to disaster when some sellers offer up “lemons” (dud homes, say, with stinking carpets) and others offer “peaches” (a charming home in a neighborhood full of amenities). By bidding an average price for both homes, the iBuyer ends up paying too much for lemons, while families with peaches—who feel harshly undervalued—





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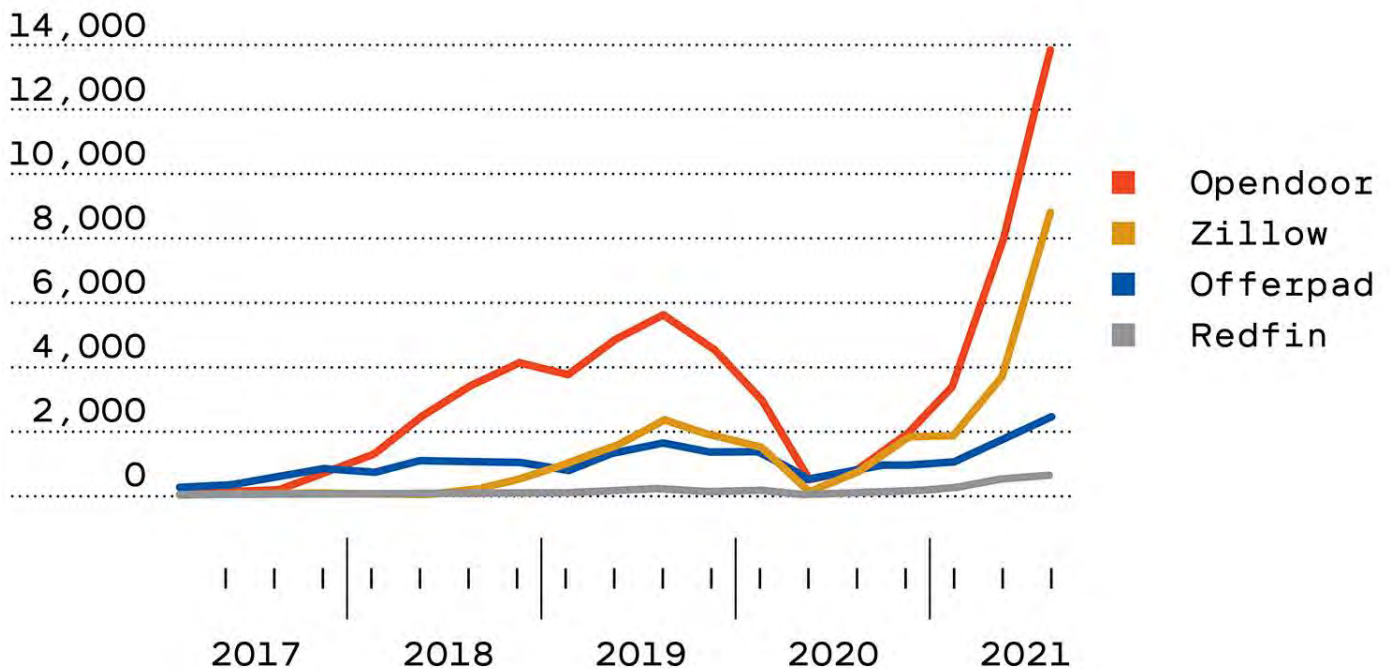
Wong says that both deep learning and humans can help minimize such issues by, say, analyzing photos for defects like ugly power lines cutting across the yard. AVM advances have expanded Opendoor's "buy box," the subset of homes it can purchase, since its launch in Phoenix in 2014. iBuyers typically start buying cookie-cutter houses, priced between \$100,000 and \$250,000, that are relatively new and on modest-sized lots, according to research out of Stanford, Northwestern, and Columbia. In February, Opendoor explained that it had grown its buy box by 50%. "Today we are doing higher-price-point homes. We're going to gated communities, age-restricted communities, things that are harder to price," says Wong. "And we've been able to expand all the way to Atlanta ... to the most recent market we announced, which is the San Francisco Bay Area, which has very heterogeneous housing types."

But how effective has this valuation technology actually been? Zillow has revealed that it lost \$881 million on Zillow Offers. In a letter to shareholders, CEO Rich Barton explained that the venture was "too risky, too volatile to our earnings and operations"; it provided "too low of a return on equity opportunity, and too narrow in its ability to serve our customers." The pivot forced the company to lay off 25% of its staff and left it facing two class action lawsuits from shareholders. Other iBuyers have a better record of profiting from sales yet are losing money overall, with Opendoor reporting a net loss of \$662 million for 2021, its shares falling as measures of profitability were cut. The company, though, is bullish on growth, predicting a 460% increase in revenue in the first quarter of 2022 compared to one year ago. "In short, Zillow is out of the game, but Opendoor is getting bigger and stronger," says DelPrete.



## Database: America

Zillow's pricing failures wiped out more than \$35 billion in market value by February 2022. For buyers like him, Maxson says, "It's insane! They're falsifying the market." Despite concert tours torpedoed by covid, Maxson says, he's lucky to have kept earning a living, but he fears his neighbors will struggle: "A blackjack dealer and the husband does maintenance at the MGM [casino] ... How do they try to navigate this if they want to buy a house?"



iBuyer purchases increased significantly in 2021

DATA COURTESY OF CORELOGIC

Making sense of iBuyers' erratic transactions means understanding not just how their technology works, but where they come from, explains DelPrete. Tech-led disruption of real estate is not the result of a couple of buddies in a garage, he explains: "There are no pure tech plays that are revolutionizing real estate." The fuel is billions of dollars that investment firms are pouring into housing, with Opendoor backed by \$400 million from SoftBank, among other giants. The upheaval Maxson witnessed is one "downside of having a for-profit Wall Street-funded corporate middleman involved in the real estate transaction," says DelPrete. "The company's winning. Somebody has to lose." But the impact is also felt by consumers, neighborhoods, and cities.

iBuyers' primary benefit is supplying liquidity to a market where transactions are onerous. For a busy family, selling to an iBuyer can cut the need for presale repairs and viewings. For someone offered a new job in a faraway city, it can mean saying yes to relocating right away. Thousands of sellers have been willing to take an average \$9,000 discount for this speed and simplicity, according to the NBER working paper. iBuyers' arrival in new cities gives consumers extra options, offering fair bids and often lower agency fees than conventional agents, says DelPrete.

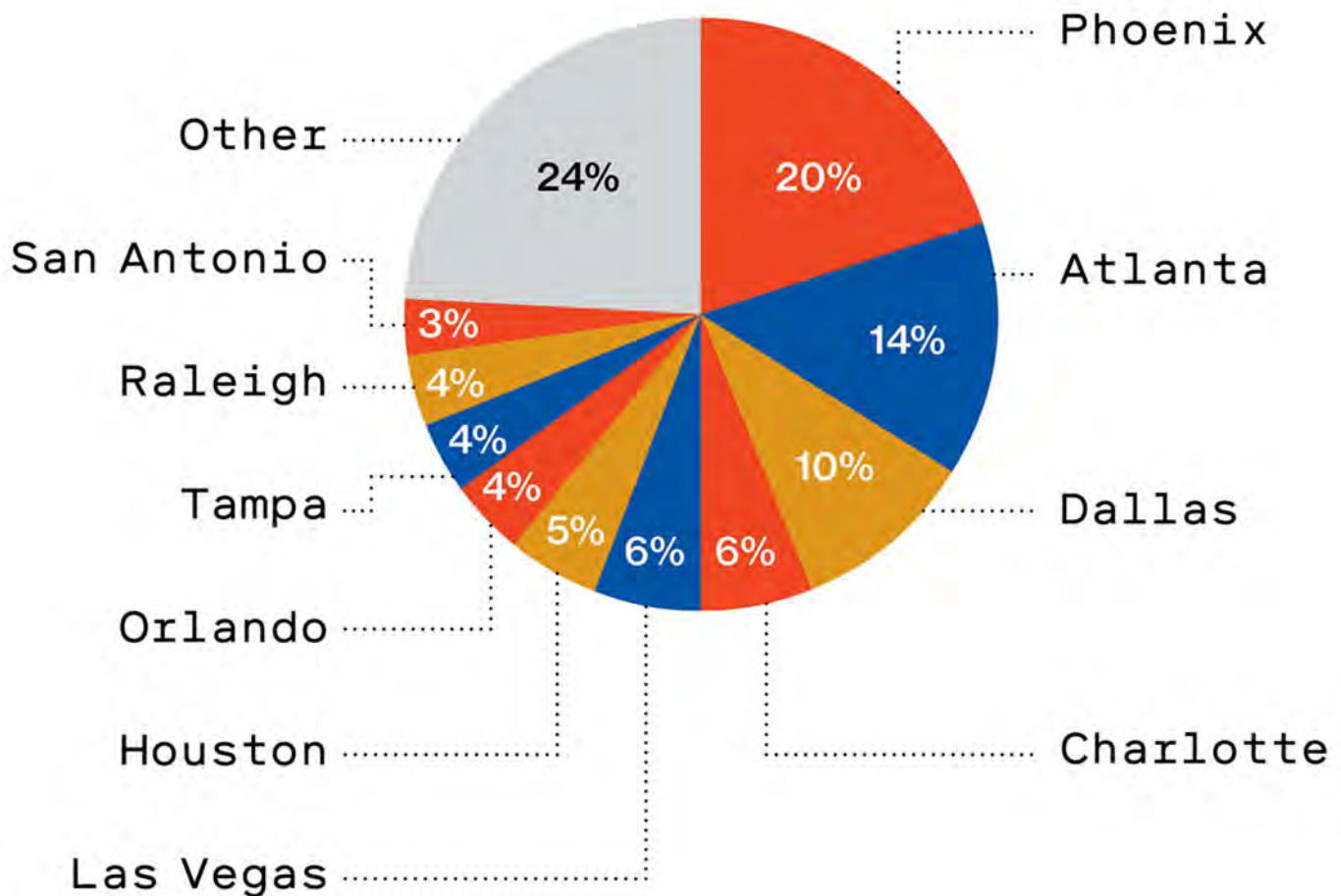
# **“The company’s winning. Somebody has to lose.”**

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Mike DelPrete

Drew Meyers, founder of Geek Estate, a private and paid community of more than 500 proptech executives and a Zillow alum, says it’s crucial to see iBuyers in the context of other proptech innovation, which also includes “power buyer” startups that allow homeowners to “buy before they sell.” VC investment and cheap debt are key here, too: “Most of the innovation is finance-driven, frankly,” says Meyers. “A lot of these companies are disguised as real estate companies, but they’re really fintech plays.”

One clear example, investment marketplace Roofstock, provides a platform that has helped investors put \$5 billion into buying single-family homes to flip into rentals, often without a buyer ever entering the home. Roofstock compares prices, rental yields, and risk, giving a one- to five-star “neighborhood rating” based on factors like school districts and rates of employment. “We built a database of all roughly 90 million homes in the US, where we started with tax and deed information and then augmented it with ownership information, rents (if it’s a rental), evaluation information, all that,” says Gary Beasley, Roofstock’s CEO. “So we have this living, breathing database of every single-family house in America. And we overlay our neighborhood scores and transactional data, and really have a view on what every home is worth as an investment, right?”



76% of iBuyer purchases are concentrated in 10 metros

DATA COURTESY OF CORELOGIC

Today investors buy 27% of single-family homes in the US. Four in 10 are bought by small-scale investors owning fewer than 10 homes—who may buy in their home neighborhood or use tools like Roofstock. These buy-to-rent purchases are today a lightning rod for criticism, with investors outmuscling first-time buyers for scarce starter homes and reducing the number of affordable homes later sold. By “equity-mining” neighborhoods where families could once build wealth, investors instead capture the uplift themselves.

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Dashboards like Roofstock’s are the mostly unseen war rooms in America’s housing chaos, helping faraway speculators make big returns while playing havoc with the lives of people on the ground. In interviews with startups as well as real estate agents and analysts, it emerges that when a family

finds its dream home, it has often already been crawled by AVMs that have analyzed its value as an asset, its potential yield as a rental, its forecast price growth, and countless other metrics.

## Wall Street elite

Some of the world's biggest real estate investors are guided by in-house systems that remain black boxes—and whose insights are fiercely guarded in Wall Street towers.



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Private equity giants like Blackstone and Starwood Capital bought foreclosed homes in the aftermath of the subprime crash in 2008, bundling them into single-family rental empires, including Invitation Homes and Starwood Waypoint. These merged in 2017 to create the US's largest single-family landlord, with a portfolio of 82,000 homes. Again, as in the subprime crisis, homes were transformed into tradeable asset classes worth billions. Cloud-based property management technologies underpinned these landlords, explains Steve Weikal, real estate tech lead at the MIT Real Estate Innovation Lab. These allowed firms to manage everything—from rent collection to home maintenance—in geographically dispersed homes, as easily as corporations had managed apartment buildings. Bigger tools followed, like Blackstone's Real Estate Data Direct, which since 2021 has pooled data from hundreds of companies it owns while amassing the world's largest portfolio of commercial real estate, now valued at \$514 billion.

Many Wall Street pioneers sold their rental businesses in the decade after the crash, making billions for investors and executives but leaving a trail of anger from tenants who endured poor maintenance and rent hikes. Yet coming into the pandemic, Wall Street had again assembled an unimaginable arsenal with which to strike deals—around \$2.3 trillion. It was preparing, suggested the Wall Street Journal, “for what could be a once-in-a-generation opportunity to buy distressed real-estate assets at bargain prices.”

These firms are reinvesting in a big way. Blackstone bought Home Partners of America, with 17,000 homes, for \$6 billion in June 2021. Toronto-based Tricon launched a \$5 billion joint venture in July to buy up 18,000 homes across the Sun Belt. Indeed, many proptech innovations were developed by these Wall Street giants, with Blackstone alumni leading disruption from VC firm Fifth Wall and European pioneer IMMO. Roofstock founder Beasley was co-CEO of Starwood Waypoint Residential Trust, one of the US's largest single-family rental companies, and sees his startup as disseminating the same tech tools. "The idea with Roofstock really was to take a lot of that knowledge of how we could package up and sell and manage single-family rentals, and offer that as a service both to institutional investors as well as individual investors," says Beasley.

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## **“That’s 7,000 families that didn’t have a chance to buy a home.”**

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Mike DelPrete

But links between Wall Street and proptech go further. A Bloomberg investigation found a “secret pipeline” of sales from iBuyers to big investors accounting for one in five homes they sold. The rate is double that, around 40%, in some Sun Belt metro areas, with many sold off-market. “That’s a big issue,” says DelPrete. “If that was 7,000 transactions, that’s 7,000 families that didn’t have a chance to buy a home just because a company decided not to list houses for sale.”

### **Fighting back**

Last October, Los Angeles city council members Nithya Raman and Nury Martinez sounded the alarm that startups and Wall Street threatened to put an end to the American Dream. “It shouldn’t be impossible for Angelenos to remain in the neighborhood they grew up in or for hardworking families to purchase their first home,” says Martinez. “Angelenos just can’t compete with the money and power of iBuyers.”

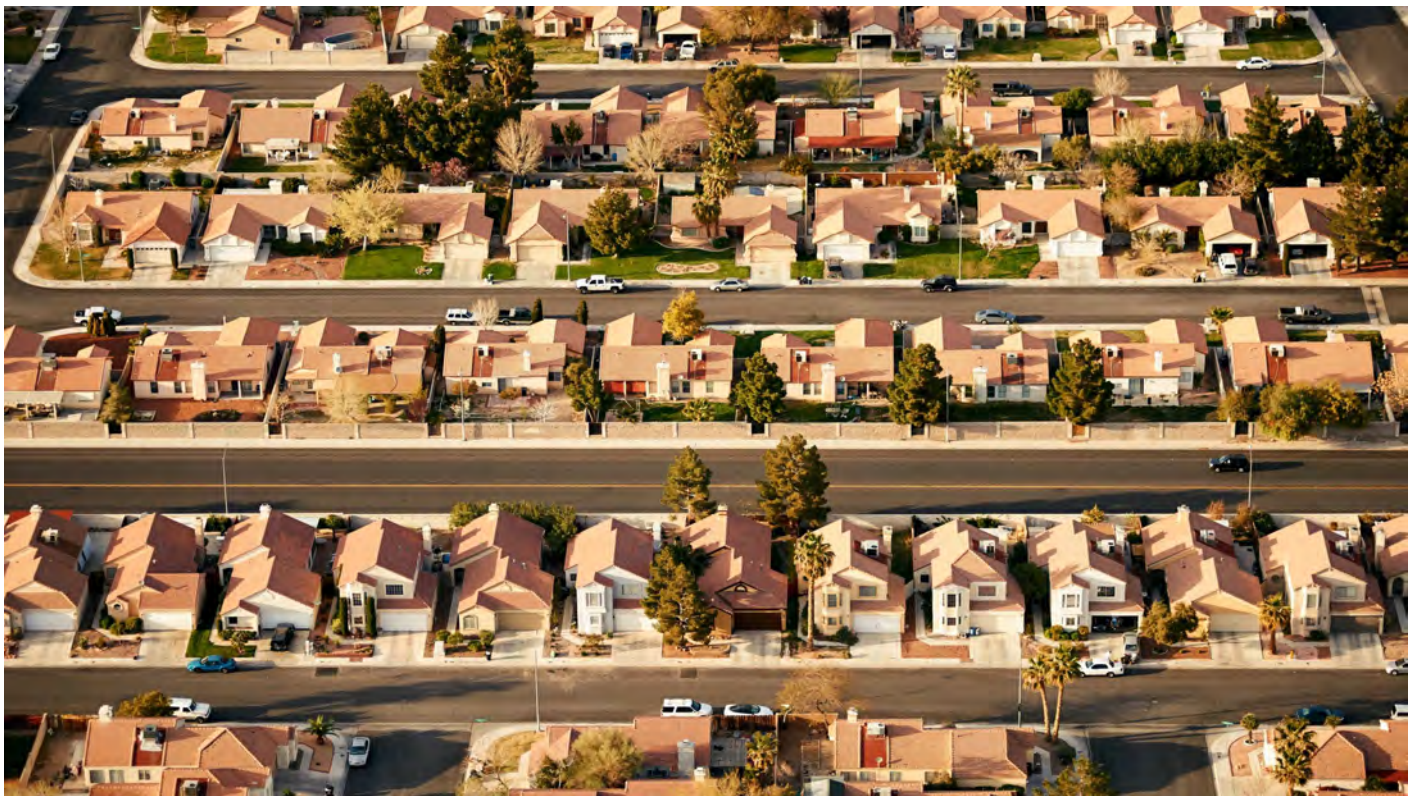
In a motion, they instructed the city’s legal departments to seek ways to limit such speculative practices in order to rebalance the playing field. California had already restricted its SB9 law (which allows homeowners to develop another property on their lot) to those who commit to living on-site for three years, explained Meyers, to exclude corporate landlords. Maxson, who eventually found a home with the help of a regular, human agent, agrees with the move: “I think they need to be regulated. They’re taking a problem in the United States and making it worse.”



But some caution against clamping down on disruption. In a market ingrained with a history of racist practices—and where the appraisal industry remains 84% white—AVMs can mean fairer deals for minorities, explains Lauren Rhue, an assistant professor at the University of Maryland.

A landmark study in September confirmed anecdotal evidence of an “appraisal gap,” showing that homes in Black and Latino neighborhoods are consistently undervalued. Freddie Mac analyzed more than 12 million mortgage records between 2015 and 2020 and found that in Latino neighborhoods appraisers were twice as likely to value homes below the eventual sale price, with similar outcomes in Black neighborhoods.

Rhue is concerned that “what you could see is just a perpetuation of the issues that we’ve had historically in this country with housing.” Indeed, machine learning can entrench problems when fed data influenced by decades of discrimination. Home values—which are 55% lower in majority Black census tracts, on average, than in white areas—are a prime example.



CAMERON DAVIDSON

A viral TikTok video by Nevada-based real estate agent Sean Gotcher made headlines in September by demonstrating how iBuyers might attempt to manipulate prices. “Let’s say that that company buys 30 homes within a two-mile radius, and let’s say the price is \$300,000,” Gotcher

explained. “Then on the 31st home, they buy it for \$340.” Although overpaying, this new “comp” means they have a benchmark to sell the rest at \$340,000.

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Most analysts agreed that iBuyers are not big enough to pull this off. That would mean owning a big share of the local market, and restricting supply to drive sale prices up. But there are already signs big investors are restricting supply, further exacerbating housing crises and setting a template that any big iBuyer could follow. New York corporate landlords “warehoused” up to 50% of homes during the first covid-19 lockdown—keeping them empty to restrict free-falling rents. On a smaller scale, Opendoor continued buying homes in the winter of 2020, but curiously stopped listing them for sale.

For ordinary people, so long as Wall Street cash is flowing into housing, Zillow’s failure is not the end of tech-led disruption but a fumbled beginning. “iBuying, power buying, co-investments, down payment assistance, cash offers,” says Meyers. “They’re all going to end up doing it all.” Each company is now trying to capture and automate more of the value of the transaction chain that has traditionally been split between mortgage brokers, flippers, title agents, real estate agents, and more. The core mechanics—tech to value homes and manage deals, married with free-flowing finance—give entrepreneurs room to reinvent the offer. Some innovations may be boons for prospective home buyers. But just as surely, others will empower the most cut-throat investors in the world.

*Matthew Ponsford is a freelance reporter based in London.* **T**

**by Matthew Ponsford**



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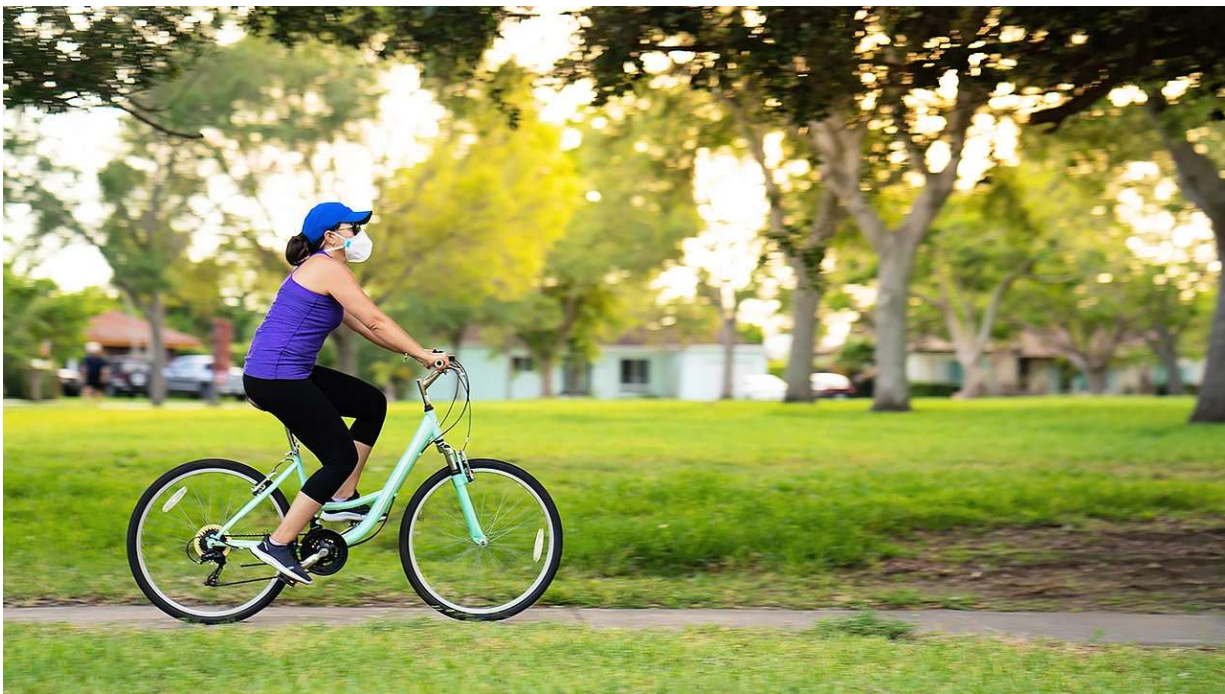


# Americans Are Less Likely Than Before COVID-19 To Want To Live in Cities, More Likely To Prefer Suburbs

*Nearly half say the pandemic has driven people in their community apart*

BY [KIM PARKER](#), [JULIANA MENASCE HOROWITZ](#) AND [RACHEL MINKIN](#)





How we did this 

Terminology 

### Preference for cities has declined, while a growing share now favors suburbs

*% expressing a preference for each community type*

	Urban	Suburban	Rural
2021	19	46	35
2018	23	42	36

Note: Figures are based on respondents in each type of community who say they would not want to move as well as those who say they would move if they could and would want to move to/stay in each community type. Figures may not add to 100% due to rounding.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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In the early days of the [coronavirus outbreak](#), some wondered if city living [would lose its appeal](#), especially as remote work gave people more freedom to [choose where to live](#).

About a year and a half into the pandemic, there is some evidence that Americans are less likely now than they were before to want to live in urban areas – and more likely to want to live in the suburbs, according to a new Pew Research Center survey.

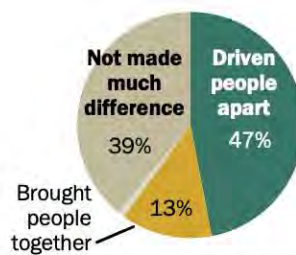
About one-in-five U.S. adults now express a preference for living in a city, down from about a quarter in 2018. The share of Americans who would like to live in the suburbs has increased from 42% to 46% during this time, while preference for rural areas is virtually unchanged.<sup>1</sup>

**Related:** [\*In 2020, fewer Americans moved, exodus from cities slowed\*](#)

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**Nearly half of Americans say the pandemic has divided their community**

% saying the coronavirus outbreak has \_\_\_\_ in their local community



Note: Share of respondents who didn't offer an answer shown but not labeled.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Regardless of where they live, nearly half of Americans (47% overall) say the pandemic has divided their communities; relatively few (13%) say it has brought people together. And many see a long road to recovery, with about one-in-five saying life in their community will never get back to the way it was before the coronavirus outbreak.

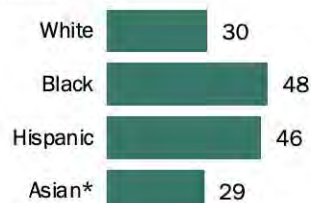
Across community types, about a quarter or more say the health and economic impacts of the pandemic remain major problems where they live, but the effects are felt most acutely in cities. More than four-in-ten urban residents (45%) say the economic impact of the outbreak is a major problem in their community, and 37% say the same about the health impact of COVID-19. By comparison, 31% of those in the suburbs and 33% of rural dwellers say the economic impact of the pandemic is a major problem in their local area, and about a quarter each say the health impact is a major issue.

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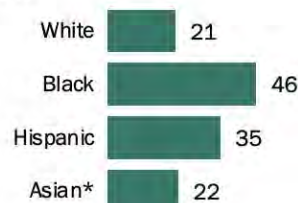
## Views of the pandemic's economic and health impacts on local communities differ by race and ethnicity

% saying the \_\_\_\_ impact of the coronavirus outbreak is a major problem in their local community

### Economic



### Health



\*Asian adults were interviewed in English only.

Note: White, Black and Asian adults include those who report being only one race and are not Hispanic. Hispanics are of any race.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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There are also racial, ethnic and income differences in these assessments. Black and Hispanic Americans are more likely than White or Asian Americans to say the pandemic's economic impact is a major problem where they live, and Black adults are more likely than other racial or ethnic groups to say this about the health impact.<sup>2</sup> Lower-income adults are also more likely than those with middle and upper incomes to say the health and economic impact of the pandemic are major problems in their local communities.<sup>3</sup>

The pandemic isn't the only issue Americans are facing in their local communities. About half of U.S. adults (49%) say the availability of affordable housing is a major problem where they live, up 10 percentage points from 2018.

At the same time, concern over drug addiction and the availability of jobs has waned. Some 35% now say drug addiction is a major problem in their community, down from 42% in 2018. And 18% say jobs are a major problem, down from 31%. About one-in-five say crime, the quality of K-12 schools and racism are major problems where they live – all relatively unchanged from 2018. With the exception of availability of jobs, urban residents are more likely than those in the suburbs or in rural areas to say each of the issues included in the survey is a major problem in their local community.

The nationally representative survey of 9,676 U.S. adults was conducted Oct. 18-24, 2021, before news of the omicron variant, using the Center's [American Trends Panel](#).<sup>4</sup> Among the other key findings:

**More than a third of U.S. adults (36%) say it will take over two years for their local community to return to how it was before the coronavirus outbreak or that their community will never get back to normal.** An even higher share (39%)



say this about the economy in their local community, including 14% who say their local economy will never come back. When asked about their own lives, about a third of adults say it will take more than two years for their life to return to how it was before the pandemic or that it will never be the same again (12% and 20%, respectively).

**At least half of Americans say there is a mix of views on vaccines, masks and COVID-19 restrictions in their local community.** To the extent that there is more uniformity in views, 30% say most people in their community think getting a COVID-19 vaccine is important, while 12% say most people think this is not important or shouldn't be done. On mask wearing, 23% say most people in their community think wearing a mask in stores and other businesses is important, while about the same share (22%) say most don't think it's important or think it shouldn't be done. When it comes to restrictions on public activities, 13% say most people where they live think it's important to have tight restrictions, while twice as many say most people in their community don't think this is important or think it shouldn't be done. These views differ substantially across community types, with rural adults less likely than those who live in urban and suburban areas to say most people in their community think these things are important.

**State and local governments receive higher ratings than the federal government for their handling of the coronavirus outbreak, but no level of government is seen as doing an excellent or good job by a majority of Americans.** About four-in-ten give their state (38%) and local (39%) government a positive rating, while just 29% think the federal government is doing an excellent or good job responding to the pandemic (a 39% plurality say the federal government is doing a poor or very poor job, while 32% say it is average). Republicans are particularly negative in their views of how the federal government has handled the pandemic, with 65% saying it has done a poor or very poor job, compared with 18% of Democrats who say the same.

**About three-quarters of Americans (77%) say the pandemic has divided people in the country as a whole.** Just 8% say the pandemic has brought people in the U.S. together and 13% say it hasn't made much difference. Republicans and Republican leaners are more likely than Democrats and those who lean Democratic to say the pandemic has driven people apart – both in the country and in their local communities. But at least three-quarters in both parties say this about people in the U.S., and more than four-in-ten say it about people in their community.

**For the most part, what Americans are looking for in a community hasn't changed considerably since 2018.** The share of U.S. adults who say it's very important to them, personally, to live in a place with a strong sense of community is up from 27% in 2018 to 32% today, and this is especially the case among those who live in

urban and rural areas (up 8 and 10 percentage points, respectively). There has also been a modest 3-point increase in the share saying it's very important to them to live in a community with access to recreational and outdoor activities. Living in an area that's a good place to raise children remains the most valued feature of a community (58% say this is very important). On this and all other factors asked about in the survey – living near family; living in a community with access to art, music and theater; and living in a community that is racially and ethnically diverse or where most people share your political views – the shares who consider each a priority are virtually unchanged from 2018.

**The share of Americans who are satisfied with the quality of life in their local community has dropped since 2018, but most are at least somewhat**

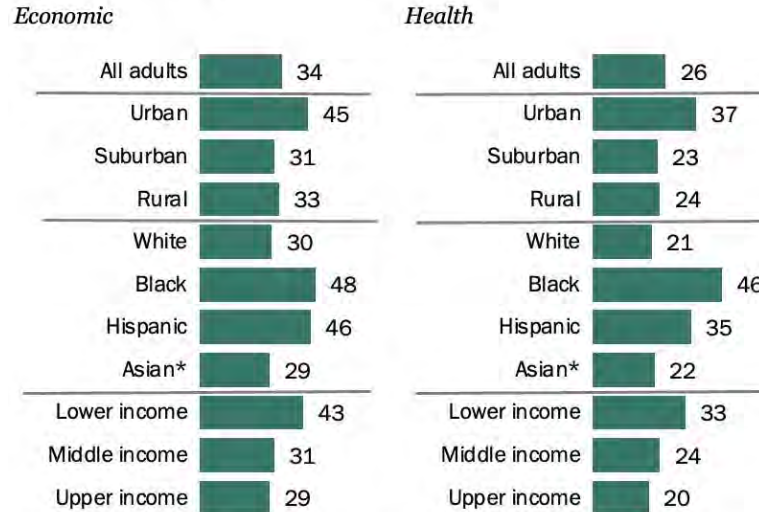
**satisfied.** About three-quarters of U.S. adults (74%) say they are at least somewhat satisfied with the quality of life in their local community, with 24% saying they are very satisfied. These shares are down from 79% and 27%, respectively, in 2018. The share expressing high levels of satisfaction with the quality of life in their community has dropped by 5 percentage points in urban and suburban areas (from 23% to 18% in cities and from 31% to 26% in suburbs). There has been no significant change in rural communities (26% said they were very satisfied in 2018 and 24% say this today).

**Assessments of the ongoing effects of the pandemic differ by community type, race, ethnicity and income**

The COVID-19 pandemic may not have drastically changed people's preferences for where and how they want to live, but there's no questioning that it had a profound impact on American life at both the community and individual level. About a third or more of adults say it will be more than two years before their communities and their own lives return to normal.

## Ongoing impact of the pandemic felt more acutely in urban areas

% saying the \_\_\_\_ impact of the coronavirus outbreak is a major problem in their local community



\*Asian adults were interviewed in English only.

Note: White, Black and Asian adults include those who report being only one race and are not Hispanic. Hispanics are of any race. Family income tiers are based on adjusted 2020 earnings.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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More than a year and half after the start of the pandemic, majorities of Americans say the economic and health impacts of the coronavirus outbreak are either a major or minor problem in their local community. Roughly a third (34%) say the economic impact is a *major* problem, and 26% say the same about the health impact.

Across community types, the impact is felt more acutely in urban areas. Some 45% of urban adults say the economic effect of COVID-19 is a major problem in their local community. This compares with 31% of suburban and 33% of rural residents. Similarly, while 37% of adults in urban areas say the health impact of the pandemic is a major problem where they live, smaller shares of suburban (23%) and rural (24%) adults say the same.

Perceptions about the impact of COVID-19 on communities also differ by income and race and ethnicity. Adults with lower incomes (43%) are significantly more likely than middle-income (31%) and upper-income (29%) adults to say the economic impact of the pandemic is a major problem in their community. And the pattern is similar when it comes to the health impact: A third of lower-income adults, compared with 24% of middle-income and 20% of upper-income adults, say this a major problem where they live.

These income differences are seen in suburban and rural areas. In these types of communities, lower-income adults are more likely than their middle- and upper-income counterparts to see the economic and health impacts of COVID-19 as a major problem.

Black and Hispanic adults are much more likely than White or Asian adults to say the economic impact of the pandemic is a major problem in their local community: 48% of Black adults and 46% of Hispanic adults say this, compared with 30% of White adults and 29% of Asian Americans. Black adults are the most likely among the major racial and ethnic groups to say the health impact of COVID-19 is a major problem where they live – 46% say this compared with 35% of Hispanic adults and smaller shares of White (21%) and Asian (22%) adults.

Across urban and suburban communities, higher shares of Black and Hispanic adults say the economic and health impacts of the pandemic are major problems where they live, compared with White adults. (There are too few Black, Hispanic or Asian adults in rural areas to analyze separately and too few Asian Americans in urban and suburban areas.)

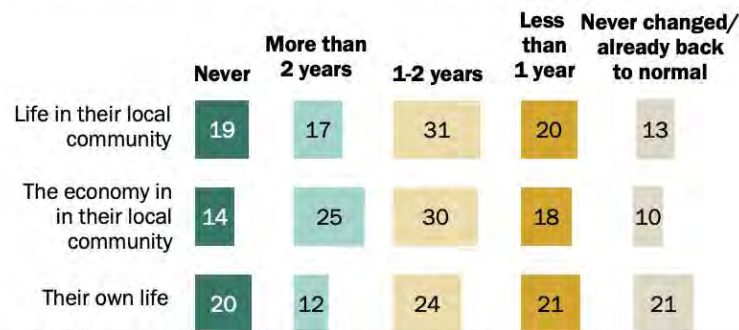
Perceptions also differ by party. Democrats and those who lean Democratic (38%) are more likely than Republicans and Republican leaners (29%) to say the economic impact of the pandemic is a major problem in their community. And the gap is considerably wider in assessments of the health impact: 35% of Democrats but only 16% of Republicans say this is a major problem where they live. The partisan gap on the economic and health impact persists across urban, suburban and rural communities.

People who live in communities with a higher number of deaths related to COVID-19 in the past eight weeks are more likely than those living in communities with fewer deaths to say the health impact of the coronavirus outbreak is a major problem in their local area. About three-in-ten adults in higher impact communities (31%) say this, compared with 23% in medium-impact areas and 25% in lower-impact areas.<sup>5</sup>

**Many Americans see a long road ahead until life gets back to the way it was before the pandemic**

## About one-in-five Americans say life in their community will never return to how it was before the pandemic

% saying \_\_\_\_ will return to how it was before the coronavirus outbreak in ...



Note: Share of respondents who didn't offer an answer not shown.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Americans have mixed views on how long it will take for life to get back to normal in their local community. Some 36% say it will be more than two years before things get back to the way they were before the pandemic, including 19% who say things will *never* get back to normal in their community. About three-in-ten adults (31%) say life will be back to normal in their community one to two years from now, and about a third say it will take less than a year (20%) or that life in their community never really changed or has already gotten back to where it was (13%).

When asked about their local economy, Americans have similar responses. About four-in-ten (39%) say it will be more than two years before the economy in their area returns to how it was before the coronavirus outbreak, including 14% who say it will never come back. Three-in-ten say it will take one to two years for the economy to recover, 18% say the economy will be back to where it was before COVID-19 in less than a year, and 10% say things never really changed or are already back to normal.

Adults who live in urban and rural communities have more pessimistic views than those living in the suburbs when it comes to both life in their community and their local economy returning to normal. For example, 41% of city dwellers and 37% of those in rural areas say it will take their community more than two years to recover – with about one-in-five saying it will never get back to the way it was. Among those living in the suburbs, 32% say it will take more than two years to return to normal (17% say it never will).

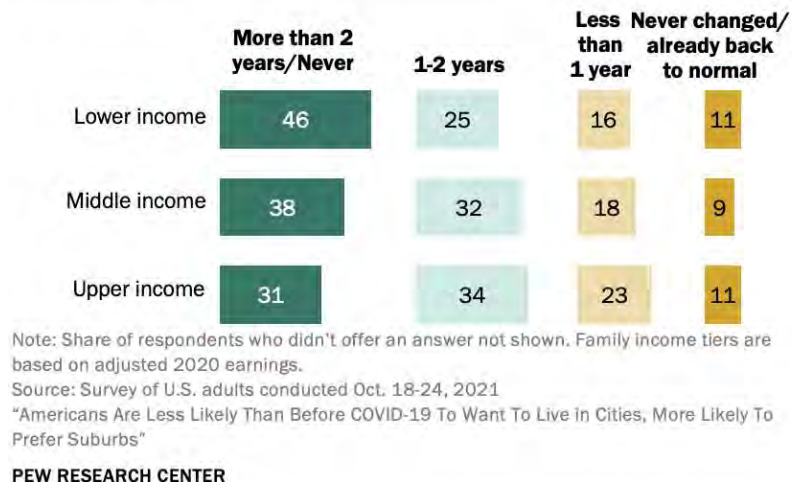
The differences by race and income level in perceptions of the impact of the COVID-19 pandemic are echoed in views about the recovery. Black adults and those with lower incomes are particularly likely to say the return to normal for their community will be a long process. Among Black adults, 43% say it will take more than two years for life to



return to normal in their community or it never will. Smaller shares of White (35%), Hispanic (36%) and Asian (28%) adults say the same. Even so, White (19%), Black (22%) and Hispanic (17%) adults are about equally likely to say things will never return to the way they were before the coronavirus outbreak, while Asian adults (5%) are much less likely to say this.

### Lower-income adults more likely to say it will take longer for their local economy to recover

% in each income tier saying the *economy in their local community* will return to how it was before the coronavirus outbreak in ...



About four-in-ten lower-income adults (41%) say it will take more than two years for life in their local community to return to how it was before the pandemic. This includes 22% who say their community will never get back to how it was. By comparison, 34% of middle-income adults and 28% of those with upper incomes say it will take more than two years for their communities to return to normal.

The patterns are similar for the economic recovery: 46% of lower-income adults say it will take two years or more for their local economy to come back from the pandemic, compared with 38% of middle-income and 31% of higher-income adults. Income gaps in assessments of the economic recovery are seen across community types, with lower- and middle-income adults more likely than those with upper incomes to see a longer road to recovery in cities and suburbs. In rural areas, those with lower incomes stand out as the most likely to see the recovery lasting two or more years.

There are partisan differences as well. Republicans (17%) are much more likely than Democrats (9%) to say life in their community never changed or has already returned to normal. Even so, Republicans (37%) are more likely than Democrats (34%) to say it will take more than two years for their communities to get back to the way they were before the

pandemic. Similarly, Republicans are more likely than Democrats to say it will take more than two years for the local economy to return to normal.

Americans see a somewhat quicker return to normalcy when it comes to their own lives, with 42% saying either their life never really changed or has already returned to how it was before the pandemic (21%) or that it will be back to normal in less than a year (21%). About one-in-four adults (24%) say life will be back to normal for them in one to two years. Still, a substantial share (32%) say it will take more than two years for their lives to return to how they were before, including 20% who say things will never get back to normal.

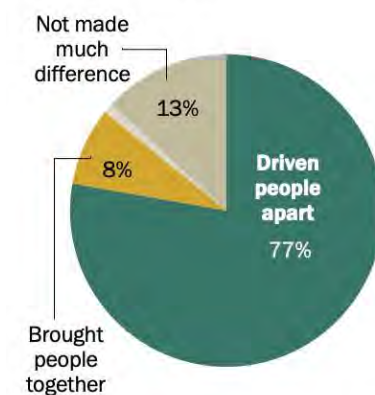
Urban residents (36%) are somewhat more likely than those who live in suburban or rural areas (31% each) to say it will take two or more years for their lives to return to normal. There are income gaps as well, with higher shares of lower-income adults saying it will take more than two years to get back to normal, compared with middle- and upper-income adults.

While roughly equal shares of Republicans and Democrats say it will take more than two years for their lives to get to the way they were before the pandemic, Republicans (28%) are much more likely than Democrats (15%) to say their lives never changed or are already back to normal.

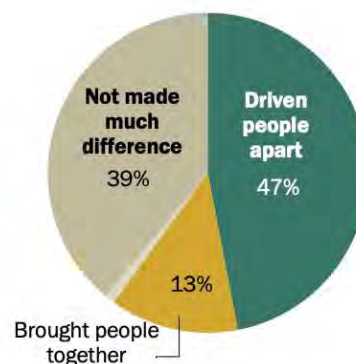
## Most Americans say the pandemic drove people in the U.S. apart

### Public says pandemic divided the country but not necessarily their community

% saying the coronavirus outbreak has \_\_\_\_ **in the U.S.**



% saying the coronavirus outbreak has \_\_\_\_ **in their local community**



Note: Share of respondents who didn't offer an answer shown but not labeled.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

"Americans Are Less Likely Than Before COVID-19 To Want To Live in Cities, More Likely To Prefer Suburbs"

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Regardless of how they view the lingering impacts of the pandemic or the extent to which they believe their lives have returned to normal, there's one thing most Americans agree on: The coronavirus outbreak has been a divisive event in the country. Fully 77% of all adults say the pandemic has driven people in the U.S. apart. Only 8% say it's brought people together, and 13% say it hasn't made much of a difference.

Large majorities across major demographic and political groups say the pandemic has driven Americans apart, including 73% or more in urban, suburban and rural communities. White adults (83%), four-year college graduates (83%) and upper-income adults (84%) are among the most likely to say the pandemic has driven people apart at the national level. Republicans (81%) are more likely than Democrats (75%) to express this view.

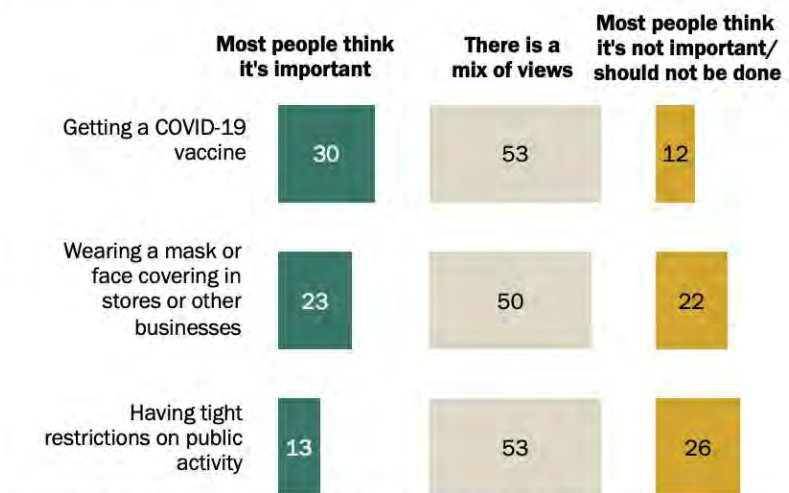
Americans are more ambivalent about whether the pandemic has united or divided people in their local communities. Overall, 47% say the coronavirus outbreak has driven people in their community apart, 13% say it has brought people together and 39% say it hasn't made much of a difference.

Perceptions on this question are relatively consistent across community types. Similar shares of those living in urban (45%), suburban (48%) and rural (46%) areas say the pandemic has driven people in their local community apart. White adults (49%) are more likely than Black (41%) or Asian (33%) adults to say COVID-19 has been divisive within their community. Asian adults (52%) are more likely than other racial or ethnic groups to say it hasn't made much of a difference. And, as with views on the country, Republicans (50%) are more likely than Democrats (45%) to say the pandemic has divided people in their local community.

**There's a diversity of views within many communities on vaccines, masks and COVID-19 restrictions**

## For many Americans, there's a mix of views in their community on key approaches for mitigating COVID-19

% saying, in their community, \_\_\_\_ when it comes to each of the following



Note: Share of respondents who said they are not sure or didn't offer an answer not shown.  
Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Some of the most divisive aspects of the COVID-19 pandemic have involved vaccines, mask wearing and restrictions on public activity. About half of Americans say they live in an area where there is a mix of views on these issues.

Some 53% of all adults say, in their local community, there is a mix of views when it comes to the importance of COVID-19 vaccines. Three-in-ten say most people in their community think getting a vaccine is important, and 12% say most think this is not important or should not be done (5% aren't sure).

Similarly, half of all adults say there is a mix of views in their community on the importance of wearing masks or face coverings in stores or other businesses. Others see more consistency of views in their community: 23% say most people think wearing a mask is important, and a similar share (22%) say most think this is not important or should not be done.

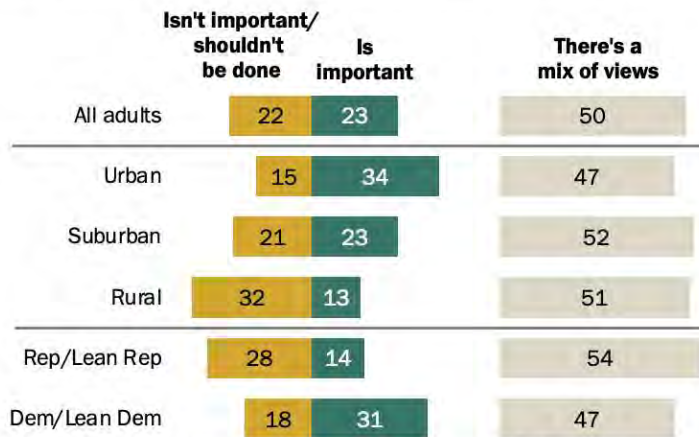
When it comes to the importance of tight restrictions on public activity, 53% of all adults say there is a mix of views in their community on this issue. About one-in-four (26%) say most people in their area think having tight restrictions is not important or should not be done, and 13% say most people think having tight restrictions is important.

Perceptions on these issues differ by community type, some key demographic variables and political party identification. Rural residents are less likely than those living in urban or suburban areas to say most people in their community think each of the steps aimed at

mitigating the virus is important – getting vaccines, wearing a mask and having tight restrictions on public activity. And, in turn, rural residents are more likely to say most people in their area think these things are not important or should not be done.

### Views on how fellow community members feel about mask wearing differ by community type and party

% saying, when it comes to wearing a mask or face covering in stores or other businesses, most people in their community think this ...



Note: Share of respondents who said they are not sure or didn't offer an answer not shown.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

"Americans Are Less Likely Than Before COVID-19 To Want To Live in Cities, More Likely To Prefer Suburbs"

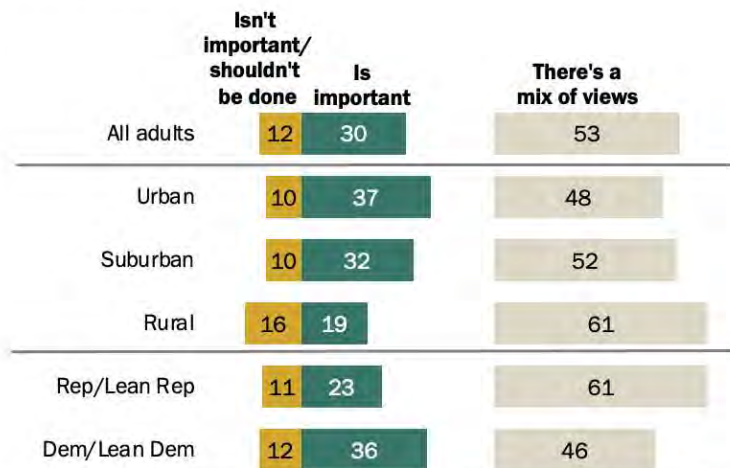
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For example, on mask wearing, only 13% of rural residents (compared with 23% of those in the suburbs and 34% in cities) say most people in their communities think it's important to wear a mask. About a third (32%) of people from rural areas (compared with 21% in the suburbs and 15% in urban areas) say most people in their community think wearing a mask is not important or shouldn't be done. Roughly half in rural (51%) and suburban areas (52%) and 47% in cities say there's a mix of views on this where they live.

There are also differences by race and ethnicity in people's perceptions of how those in their community feel about these issues. On mask wearing, Asian (49%), Black (29%) and Hispanic (32%) adults are more likely than White adults (18%) to say most people in their community think wearing a mask is important. White adults are more likely than other groups to say most people where they live think it's not important to wear a mask or that masks shouldn't be worn. Still, 54% of White adults and pluralities of Black (47%) and Hispanic (44%) adults say there's a mix of views in their community. The racial and ethnic patterns are similar on the issues of vaccines and restrictions on public activity.

## Most Republicans say there's a mix of views on COVID-19 vaccines where they live

% saying, when it comes to getting a COVID-19 vaccine, most people in their community think this ...



Note: Share of respondents who said they are not sure or didn't offer an answer not shown.  
Source: Survey of U.S. adults conducted Oct. 18-24, 2021.  
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Views also differ by income and education, particularly when it comes to vaccines. College graduates and upper-income adults are much more likely than those with less education or income to say most people in their community think getting a COVID-19 vaccine is important. Four-in-ten adults with a bachelor's degree or more education say this, compared with 25% of those with less education. Similarly, 40% of upper-income adults – compared with 27% of middle-income and 28% of lower-income adults – say most people in the area where they live think it's important to get a vaccine.

Partisan gaps on these issues are substantial. Democrats are more likely than Republicans to say they live in an area where most people think vaccines, masks and tighter restrictions are important, while Republicans are more likely to say most people where they live think masks and tighter restrictions are not important or should not be imposed. For example, 31% of Democrats but only 14% of Republicans say most people in their area think wearing masks is important. And 28% of Republicans but only 18% of Democrats say most in their community think this is not important or should not be done.

On vaccines, a higher share of Republicans than Democrats say there is a mix of views in their community. Even so, a plurality of Democrats say they live in an area where views on this issue are mixed.

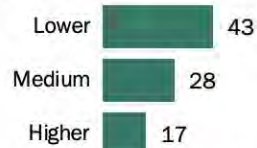
**Adults who live in communities with a higher number of recent COVID-19-related deaths say there's less support where they live for vaccines, masks and tight restrictions**

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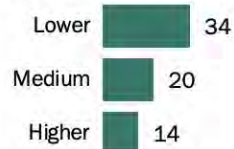
**In communities with fewer recent COVID-19 deaths, support for vaccines and masks is more widespread**

*% in communities with lower/medium/higher number of COVID-19-related deaths in the last eight weeks saying most people in their community think ...*

*Getting a COVID-19 vaccine is important*



*Wearing a mask or face covering in stores/other businesses is important*



Note: Lower number of deaths is less than 10 per 100,000 county residents in the past eight weeks, medium is 10 to less than 25, higher is 25+.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021. COVID-19 deaths based on Pew Research Center analysis of Johns Hopkins University COVID-19 Data Repository, accessed Nov. 5, 2021.

"Americans Are Less Likely Than Before COVID-19 To Want To Live in Cities, More Likely To Prefer Suburbs"

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Americans who live in communities that have been hit hard with COVID-19 deaths in recent weeks report less support among their fellow community members for vaccines, mask wearing and tight restrictions on public activity. Only 17% of those living in areas with a higher number of COVID-19-related deaths in the eight weeks prior to the survey say most people in their local community think getting a COVID-19 vaccine is important.<sup>6</sup> By contrast, 28% of those living in areas with a medium number of recent COVID-19 deaths and 43% of those with a lower number of deaths say the same.

Similarly, while only 14% of those in areas with a higher number of recent deaths say most people in their community think wearing a mask or face covering in stores or other businesses is important, higher shares in communities with a medium (20%) or a lower (34%) number of deaths say the same.

The pattern is similar when it comes to views on having tight restrictions on public activity – those in areas with the highest number of COVID-19-related deaths in the past eight



weeks are the least likely to say most people in their community think this is important.

These patterns are not driven by the partisan makeup of communities, as they can be seen among Republicans and Democrats.

## Higher ratings for state and local government than federal government on COVID-19 response

Public assessments of the job government has done responding to the coronavirus outbreak are mixed and vary depending on the level of government. On balance, views of the federal government's response to the pandemic are negative. About one-in-three adults say the federal government has done an excellent (5%) or good (24%) job, while 39% say it has done a poor (20%) or very poor (19%) job. Roughly a third (32%) say the federal government has done an average job responding to the coronavirus outbreak.

### About four-in-ten Americans give the federal government poor or very poor ratings for its COVID-19 response

*% saying each level of government is doing a \_\_\_ job responding to the coronavirus outbreak*

	Excellent/ good	Average	Poor/ very poor
Federal	29	32	39
State	38	31	31
Local	39	40	20

Note: Share of respondents who didn't offer an answer not shown.  
Source: Survey of U.S. adults conducted Oct. 18-24, 2021.  
"Americans Are Less Likely Than Before COVID-19 To Want To Live in Cities, More Likely To Prefer Suburbs"

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Views are somewhat more positive when it comes to the job state governments have done in responding to the pandemic: 38% say their state government has done an excellent (9%) or good (28%) job, and 31% say their state has done a poor (17%) or very poor (14%) job; 31% say their state has done an average job.

A similar share of adults have positive views of their local government's handling of the pandemic: 7% say it has been excellent and 32% say it has been good. Views of local government are less negative than those of state and federal government, with 12% saying their local government has done a poor job and 8% saying very poor. Four-in-ten adults say their local government has done an average job.

Rural adults are less likely to give positive ratings to each level of government. The differences are sharpest on assessments of the federal government. For example, only 21% of rural residents give the federal government an excellent or good rating for its handling of the pandemic, compared with 30% of those in the suburbs and 36% of those in urban areas.

These views are driven in part by partisanship, as rural adults are disproportionately Republican, and Republicans are especially critical of the federal government's handling of the coronavirus outbreak. Roughly two-thirds (65%) of Republicans say the federal government has done a poor or very poor job; only 18% of Democrats say the same. The party gap is significant, though not as wide, when it comes to the performance of state and local governments.

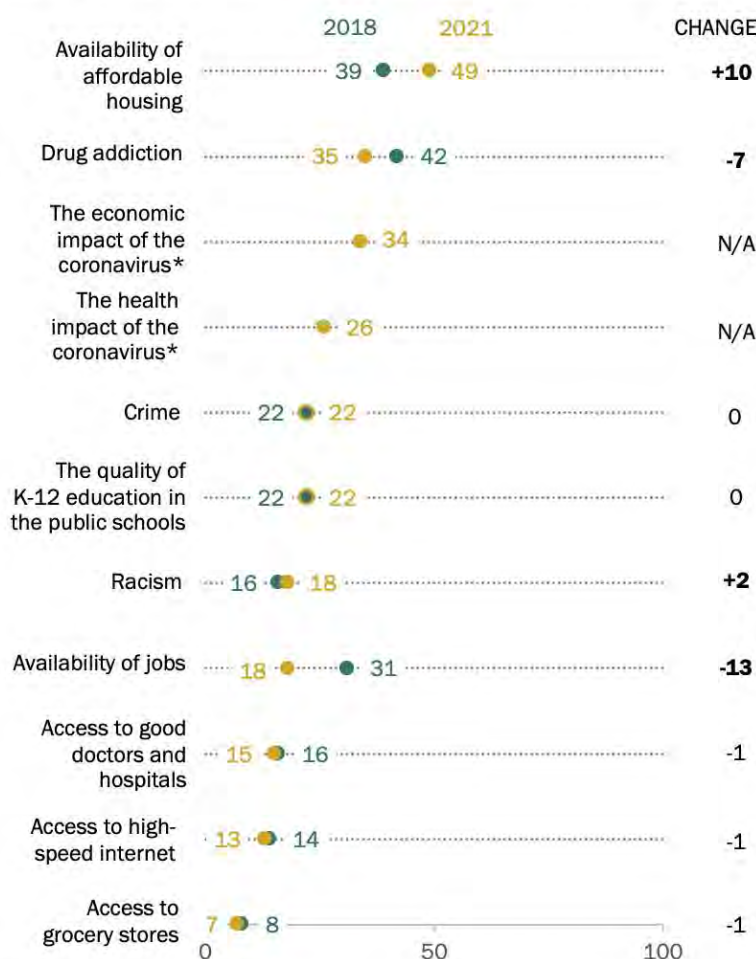
There are demographic differences in these ratings as well. Black, Hispanic and Asian adults give higher ratings to the federal government than do White adults. And college graduates give higher ratings to each level of government compared with non-college graduates.

**Rising share of Americans say availability of affordable housing is a major problem in their area**



## About half of Americans say availability of affordable housing is a major problem in their area

% saying each of the following is a **major** problem in their local community



\*Item only asked on 2021 survey.

Note: Statistically significant differences in change column shown in **bold**.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Beyond the economic and health impacts of the coronavirus, many Americans see a variety of other problems in their area. About half (49%) say the availability of affordable housing is a major problem in their local community, while a smaller but substantial share say the same about drug addiction (35%). About one-in-five see crime (22%), the quality of K-12 education in local public schools (22%), racism (18%), and the availability of jobs (18%) as major problems, while smaller shares say access to good doctors and hospitals (15%), high-speed internet (13%) and grocery stores (7%) are major problems.

The share who consider the availability of affordable housing a major problem has increased 10 percentage points since the question was last [asked in 2018](#). In turn, the shares saying drug addiction and the availability of jobs are major problems fell significantly. The availability of jobs saw the largest drop in the share saying it is a major

problem – down 13 points from 31% in 2018. This change is particularly notable in rural areas, where the share saying the availability of jobs is a major problem dropped 19 percentage points, compared with a 12-point drop in urban areas and a 9-point drop in the suburbs.

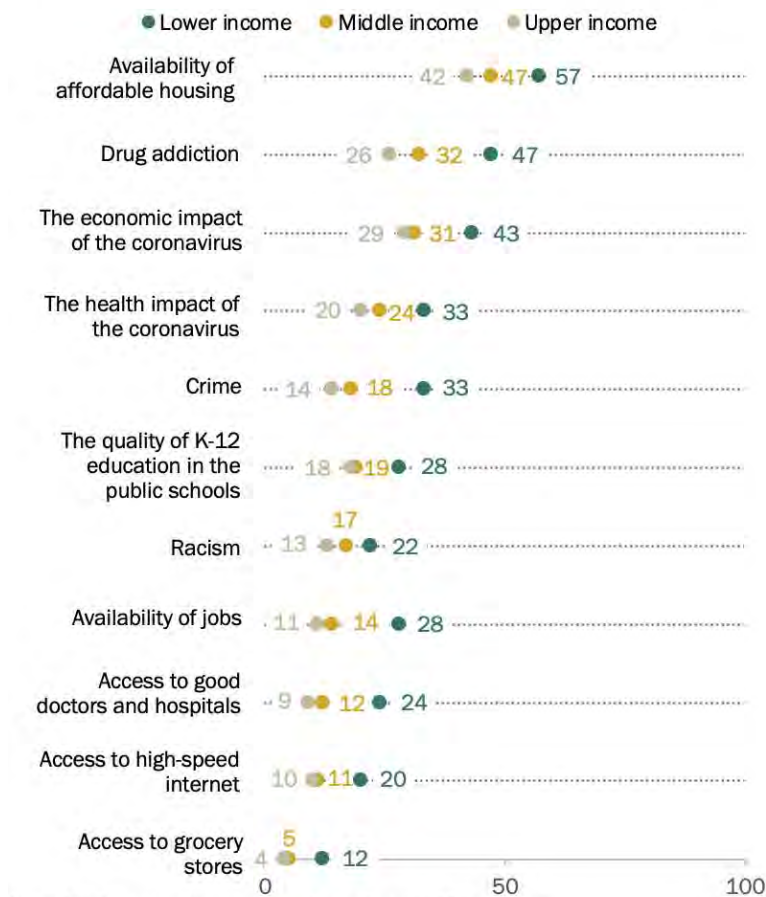
On some issues, while the share of Americans saying each is a major problem in their area has only seen modest or no change, there has been greater movement in particular community types. For example, while the overall shares of U.S. adults who see crime and racism as major problems have not increased by more than 2 percentage points since 2018, this increase is much larger across urban areas. Some 43% of urban residents now say crime is a major problem in their community, compared with 35% in 2018. And 27% in urban areas now say this about racism, up from 21% in 2018.

Urban residents voice more concern across a broad range of issues. Fully 63% of urban residents say the availability of affordable housing is a major problem; 46% of suburban and 40% of rural residents say the same. About half of urban residents (49%) say drug addiction is a major problem in their area, compared with 40% of rural residents and an even smaller share in the suburbs (27%). In turn, rural residents are more likely to say access to good doctors and hospitals (22%) and high-speed internet (26%) are major problems; about one-in-five or fewer urban and suburban residents say the same. These patterns were similar in 2018.

Perceptions of these problems differ by race and ethnicity. For example, 42% of Black adults say crime is a major problem in their community, compared with 30% of Hispanic adults, 24% of Asian adults and 17% of White adults. And while about four-in-ten Black (42%) and Hispanic (41%) adults see drug addiction as a major problem in their area, 34% of White adults and an even smaller share of Asian adults (20%) say the same. In urban areas, where the issues included in the survey tend to be seen as more of a problem than in other community types, Black adults are more likely than their White and Hispanic counterparts to see drug addiction, crime and racism as major problems in their communities.<sup>7</sup>

## Lower-income adults more likely than those with higher incomes to see major problems in their community

% in each income tier saying each of the following is a **major** problem in their local community



Note: Family income tiers are based on adjusted 2020 earnings.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Views on these issues also differ by income. Lower-income adults are significantly more likely than those with middle and upper incomes to see each of these issues as a major problem in their area. For example, a majority of lower-income adults say the availability of affordable housing is a major problem in their local community. Lower-income adults are also particularly likely to say drug addiction, crime and the availability of jobs are major problems.

These income differences are evident across community types, but lower-income adults in urban areas are even more likely to see drug addiction (59%) and crime (51%) as major problems. This is significantly more than the shares of lower-income adults in suburban and rural areas. In turn, lower-income adults in rural areas are more likely than those in urban and suburban areas to say access to high-speed internet (33%) is a major problem.

## Americans less likely now to want to live in cities, more likely to prefer suburbs compared with 2018

### A growing share of urban dwellers say they would move if they could

% saying they would \_\_\_\_ to a different community if they could

All adults	Want to move	Not want to move	Not sure
2021	34	41	24
2018	32	37	31
Among those who live in an <b>urban</b> area			
2021	43	31	24
2018	37	31	32
Among those who live in a <b>suburban</b> area			
2021	35	40	24
2018	34	36	29
Among those who live in a <b>rural</b> area			
2021	25	50	24
2018	25	43	31

Note: Share of respondents who didn't offer an answer not shown.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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About a third of U.S. adults (34%) say they would want to move to a different community if they could, and those in urban areas are particularly likely to say this. Some 43% of urban dwellers say they would like to move, compared with 35% in suburbs and an even smaller share of those in rural areas (25%). Urban residents are also more likely than they were in 2018 to say they would want to move to a different community if they could: 37% said this in the earlier survey.

In contrast, the share of adults in suburban and rural communities who say they would want to move is virtually unchanged. Adults in these types of communities are now more likely than in 2018 to say they would *not* want to move (40% now vs. 36% in 2018 in the suburbs and 50% vs. 43% in rural areas). These changes reflect a drop in the shares in each of these community types who say they aren't sure if they'd want to move if they could.

About three-in-ten adults in urban areas who say they would want to move (28%) say they would want to stay in an urban area, while 48% would want to move to the suburbs and 23% say they would want to move to a rural area. These responses have not changed significantly from 2018.

Among suburban residents who say they would want to move if they could, 37% would want to stay in the suburbs, while 43% would want to move to a rural area and just 19% would want to move to an urban community. The share saying they would want to move to a rural area (among those who would want to move) is up from 35% in 2018, while there was no significant change in the shares saying they'd want to stay in the suburbs or move to an urban area.

Rural dwellers who say they would want to move are the most likely to say they'd want to stay in the same community type: 46% would want to stay in a rural area. A third of rural residents who would move if they could say they would want to move to a suburb, while 19% would move to an urban area. Similar shares expressed these preferences in 2018.

### **The share of Americans who would prefer to live in a city has dropped, while a growing share prefers the suburbs**

*% expressing a preference for each community type*

	Urban	Suburban	Rural
2021	19	46	35
2018	23	42	36

Note: Figures are based on respondents in each type of community who say they would not want to move as well as those who say they would move if they could and would want to move to/stay in each community type. Figures may not add to 100% due to rounding.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Overall, the share of U.S. adults who express a preference for living in an urban area has dropped from 23% in 2018 to 19% in 2021. This includes urban dwellers who do not want to move or who want to move but still live in an urban area, as well as those from the suburbs and rural areas who say they'd like to move to a city.<sup>8</sup>

At the same time, the share who would prefer living in the suburbs (either staying put or moving to the suburbs) is up 4 percentage points, from 42% to 46%. Some 35% prefer living in a rural area, virtually unchanged from the 36% who did so three years ago.



## Community type preferences vary by race and ethnicity, age and partisanship

% expressing a preference for each community type

	Urban	Suburban	Rural
All adults	19	46	35
White	15	43	42
Black	20	58	22
Hispanic	31	47	22
Asian*	30	60	10
Ages 18-29	31	45	25
30-49	18	47	35
50-64	16	44	40
65+	14	48	38
Rep/Lean Rep	10	43	47
Dem/Lean Dem	26	50	24

\*Asian adults were interviewed in English only.

Note: Figures are based on respondents in each type of community who say they would not want to move as well as those who say they would move if they could and would want to move to/stay in each community type. White, Black and Asian adults include those who report being only one race and are not Hispanic. Hispanics are of any race. Figures may not add to 100% due to rounding.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Across most age groups, more prefer suburbs to cities or rural areas; the exception are adults ages 50 to 64, similar shares of whom prefer suburban (44%) and rural (40%) communities. Still, adults younger than 30 who express a preference are more likely than those in older age groups to prefer living in an urban area: 31% of adults ages 18 to 29 would prefer to live in a city, compared with 18% of those ages 30 to 49, 16% of those ages 50 to 64 and 14% of adults ages 65 and older. Substantial shares in each age group would like to live in a suburban community, including 45% of those younger than 30 and 48% of those 65 and older.

About six-in-ten Black (58%) and Asian (60%) adults who express a preference would want to live in a suburban area, compared with 47% of Hispanic adults and 43% of White adults. Hispanic adults (31%) are more likely than Black (20%) and White (15%) adults to express a preference for urban areas, and Asian adults (30%) are more likely than those who are White to do so.<sup>9</sup> In turn, White adults are the most likely to express a preference for rural areas: 42% do so, compared with 22% each of Black and Hispanic adults and just 10% of Asian adults.

There are also differences by partisanship. Among Democrats and Democratic-leaning independents who express a preference, half would prefer to live in the suburbs, while the rest are split between those who would prefer living in cities (26%) and those who would prefer a rural area (24%). Among Republicans and Republican leaners, similar shares express a preference for rural (47%) and suburban areas (43%), while just 10% would prefer to live in an urban community.

### **People's priorities for what they are looking for in a community are largely unchanged compared with before the pandemic**

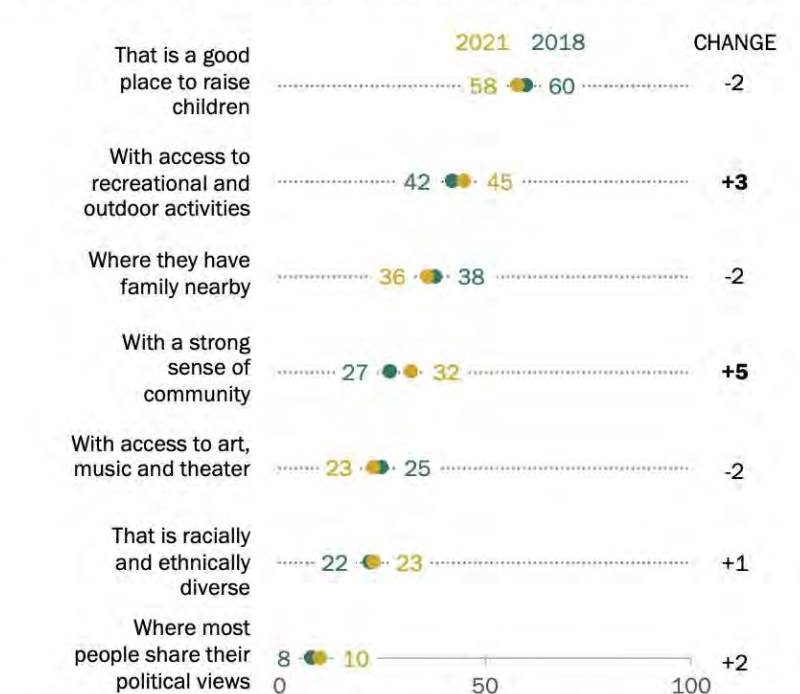
While the survey shows some changes in the shares of Americans who would prefer to live in cities and suburbs compared with 2018, there is little evidence that people's priorities in terms of what they consider important in a community have shifted considerably during this time. In particular, the shares saying it is very important to them to live in a community that is a good place to raise children; where they have family nearby; with access to art, music and theater; that is racially and ethnically diverse; or where most people share their political views have changed by no more than 2 percentage points between 2018 and 2021.

The share of Americans who see living in a community with access to recreational and outdoor activities as a high priority has seen a modest but statistically significant increase: 45% now say this is very important to them, compared with 42% in 2018. And there has also been a rise in the share saying it is very important to them to live in a place with a strong sense of community (32% say this today vs. 27% in 2018).



## For the most part, what Americans are looking for in a community has not changed since 2018

% saying it is very important to them, personally, to live in a community ...



Note: Statistically significant differences in change column shown in **bold**.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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Adults in urban and rural communities are more likely than they were in 2018 to see living in a place with a strong sense of community as a high priority. Some 37% of city dwellers and 35% of those in rural areas now say this is very important to them, compared with 29% and 25%, respectively, in 2018. However, there has been no significant change among those in the suburbs: 29% say it's very important to them to live in a place with a strong sense of community, similar to the 27% who said this in the earlier survey.

Overall, about six-in-ten U.S. adults (58%) say it's very important to them, personally, to live in a community that is a good place to raise children. Smaller shares say the same about living in a place with access to recreational and outdoor activities (45%), where they have family nearby (36%), with a strong sense of community (32%), with access to art, music and theater (23%), that is racially and ethnically diverse (23%), or where most people share their political views (10%).

These preferences vary to some extent by age, race and ethnicity, and partisanship. For example, Black adults (49%) are more likely than Hispanic (33%), White (30%) or Asian (29%) adults to say it's very important to them, personally, to live in a place with a strong sense of community. And Black (44%), Asian (35%) and Hispanic (32%) adults are more

likely than White adults (16%) to see living in a community that is racially and ethnically diverse as a priority.

Adults younger than 30 are also more likely than older adults to say it's very important to them to live in a racially and ethnically diverse community: 33% of those ages 18 to 29 say this, compared with 25% of adults ages 30 to 49, 21% of those ages 50 to 64 and just 16% of adults ages 65 and older. In turn, adults ages 65 and older are the most likely to say living in a community where they have family nearby is very important to them (44% say this vs. 38% of those ages 50 to 64, 31% of those 30 to 49 and 33% of adults younger than 30).

When it comes to partisan differences, Democrats and those who lean toward the Democratic Party are more likely than Republicans and Republican leaners to say it would be very important to them, personally, to live in a community with each of these characteristics: access to recreational and outdoor activities (50% of Democrats vs. 39% of Republicans), racial and ethnic diversity (36% vs. 9%) and access to art, music and theater (32% vs. 12%). There are no significant differences in the shares of Republicans and Democrats who see the other items asked in the survey as very important.

### Share of U.S. adults who live near family is largely unchanged from 2018

#### About three-in-ten Americans live within an hour's drive of all or most of their extended family

% saying \_\_\_\_ of their extended family members who don't live with them live within an hour's drive of where they live now

	All or most	Some	Only a few	None
All adults	28	27	24	20
Urban	28	22	27	20
Suburban	27	27	24	21
Rural	31	30	21	16

Note: Share of respondents who didn't offer an answer or who said they don't have extended family not shown.

Source: Survey of U.S. adults conducted Oct. 18-24, 2021.

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A quarter of U.S. adults say they have moved since the coronavirus outbreak, including 6% who say they moved for reasons related to the pandemic, but the share of adults who live near family members is unchanged. Some 55% say at least some members of their

extended family live within an hour's drive from them, including 28% who say all or most of their family members do (in 2018, these figures were 55% and 29%, respectively).

Adults in rural areas (62%) are more likely than those in cities (50%) or suburbs (54%) to say at least some of their family members live within an hour's drive from them. In turn, about one-in-five adults in urban (20%) and suburban (21%) communities say none of their family members live nearby, compared with 16% in rural areas.

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Next: Acknowledgments

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1. These findings are based on respondents in each type of community who say they would not want to move as well as those who say they would move if they could and would want to move to/stay in each community type. It excludes those who say they are not sure if they would want to move if they could. [↗](#)
  2. Asian adults were interviewed in English only. See [Methodology](#) section of the report for more details. [↗](#)
  3. Family incomes are based on 2020 earnings and adjusted for differences in purchasing power by geographic region and for household sizes. Middle income is defined here as two-thirds to double the median annual family income for all panelists on the [American Trends Panel](#). Lower income falls below that range; upper income falls above it. See [Methodology](#) section of the report for more details. [↗](#)
  4. For more details, see the [Methodology](#) section of the report. [↗](#)
  5. Respondents were considered to live in a “higher” impact area if there had been 25 or more deaths per 100,000 residents in the county where the respondent resides in the eight weeks prior to the survey. “Medium” counties had 10 to less than 25 deaths per 100,000 county residents, and “lower” counties had less than 10 per 100,000 residents. [↗](#)
  6. Data for deaths attributed to COVID-19 by county are taken from the 2019 Novel Coronavirus COVID-19 (2019-nCoV) Data Repository maintained at John Hopkins University (downloaded on Nov. 5, 2021). [↗](#)
  7. Because of the relatively small size of the Asian American sample and a reduction in precision due to weighting, results for Asian Americans cannot be analyzed by community type. [↗](#)
  8. These findings exclude those who say they are not sure if they would want to move if they could. [↗](#)
  9. The 10-point difference between Asian and Black adults is not statistically significant due, in part, to the relatively small size of the Asian sample. [↗](#)

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**From:** [Jay Oak-Schiller](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 7:53:21 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.



-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Jay Oak-Schiller

OAKSCHILLER2@GMAIL.COM

6839 S I St

Tacoma, Washington 98408-4410

**From:** [Nina Olivier](#)  
**To:** [Barnett, Elliott](#)  
**Subject:** Built Green and Shift Zero Tool Kit  
**Date:** Monday, April 18, 2022 5:10:56 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good Afternoon,

It was a pleasure to meet you at the South Sound Sustainability Expo. I wanted to reach out and follow-up regarding our discussion of the [Shift Zero Tool Kit](#) for the City of Tacoma. The Shift Zero Policy Toolkit is a great resource designed to assist municipalities in crafting and implementing building incentives and policies that can have a positive impact and help municipalities achieve their climate goals. The initial toolkit has been updated and expanded in a second edition [Zero Carbon Buildings Policy Toolkit](#), published in December 2020 with new case studies, topics, resources and a free [Policy Design Tool](#).

Please let us know if you would like to schedule a time to discuss this and opportunities more in detail. We would also be more than happy to provide you a more in-depth overview of the [Built Green](#) Certification Program.

We look forward to staying in touch and collaborating!

Warm Regards,



**Nina Olivier** | Built Green Coordinator

📞 425.460.8229  
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# Zero Carbon Policy Toolkit

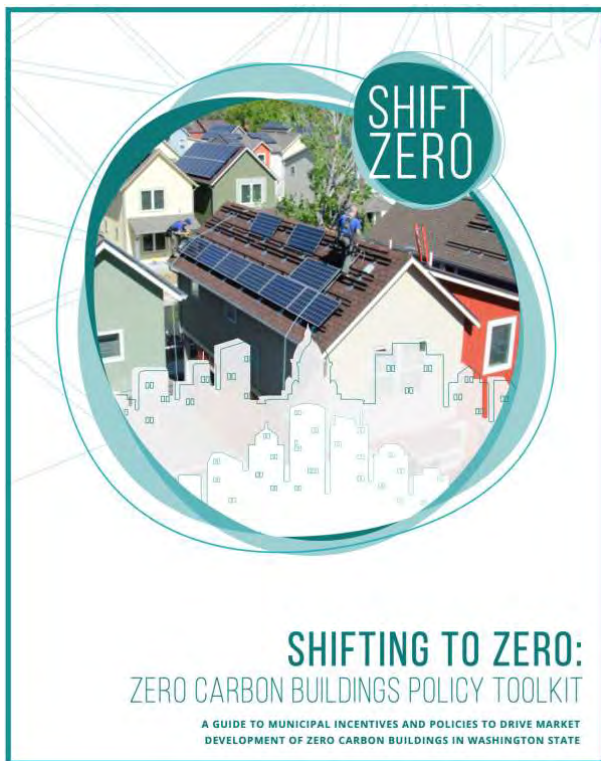
Cities across Washington want to take action locally to address global climate change. Through energy efficiency programs and Climate Action Plans, we are seeing increased government interest and goals for reducing the carbon impact of the built environment. But the specific measures and levers to meet these goals require policy, market research, and meaningful partnerships that take time and resources.

Building on the research, experience and leadership in the Pacific Northwest on the advancement of green buildings, Shift Zero developed a ZNC Policy Toolkit in 2018 to assist municipalities in crafting and implementing building incentives and policies that can have a positive impact and help municipalities achieve their climate goals. The initial toolkit has been updated and expanded in a second edition [Zero Carbon Buildings Policy Toolkit](#), published in December 2020 with new case studies, topics, resources and a free [Policy Design Tool](#).

Incentives are a proven way to increase green building market share if structured and implemented in a way that matches the local context. The Zero Carbon Buildings Policy Toolkit provides local governments with material to more effectively champion zero carbon building:

- Tiers of certifications leading to highly energy efficient or zero carbon buildings
- Guidance on which types of incentives are effective in a given context
- Draft legislation that can be amended locally
- [Policy Design Tool](#): a step-by-step process to help a local government consider a range of factors to determine policies and incentives tailored to the local context.

**Download the [Zero Carbon Buildings Policy Toolkit](#)**



Shift Zero members are available to share expertise and discuss incentives with interested municipalities. Contact us to learn how local incentives can help bring the benefits of zero carbon building to communities across Washington state. Contact [info@shiftzero.org](mailto:info@shiftzero.org) for more information.

## View Other Shift Zero Task Force Initiatives:

- [Building Electrification](#)
- [20 by 2020 Building Challenge](#)
- [Energy Performance Disclosure and Upgrade at Point of Sale](#)
- [PACE \(Property Assessed Clean Energy\) Financing](#)
- [Energy Code Roadmap](#)
- [Zero Net Carbon Policy Toolkit](#)

FEATURED IMAGE: ZHOME | ISSAQUAH, WA

ARCHITECT: DAVID VANDERVORT ARCHITECTS | BUILDER: ICHIJO USA

PROJECT PARTNERS: CITY OF ISSAQUAH, KING COUNTY, BUILT GREEN, PUGET SOUND ENERGY, PORT

BLAKELY COMMUNITIES, AND WSU ENERGY EXTENSION

PHOTO COURTESY OF ZHOME

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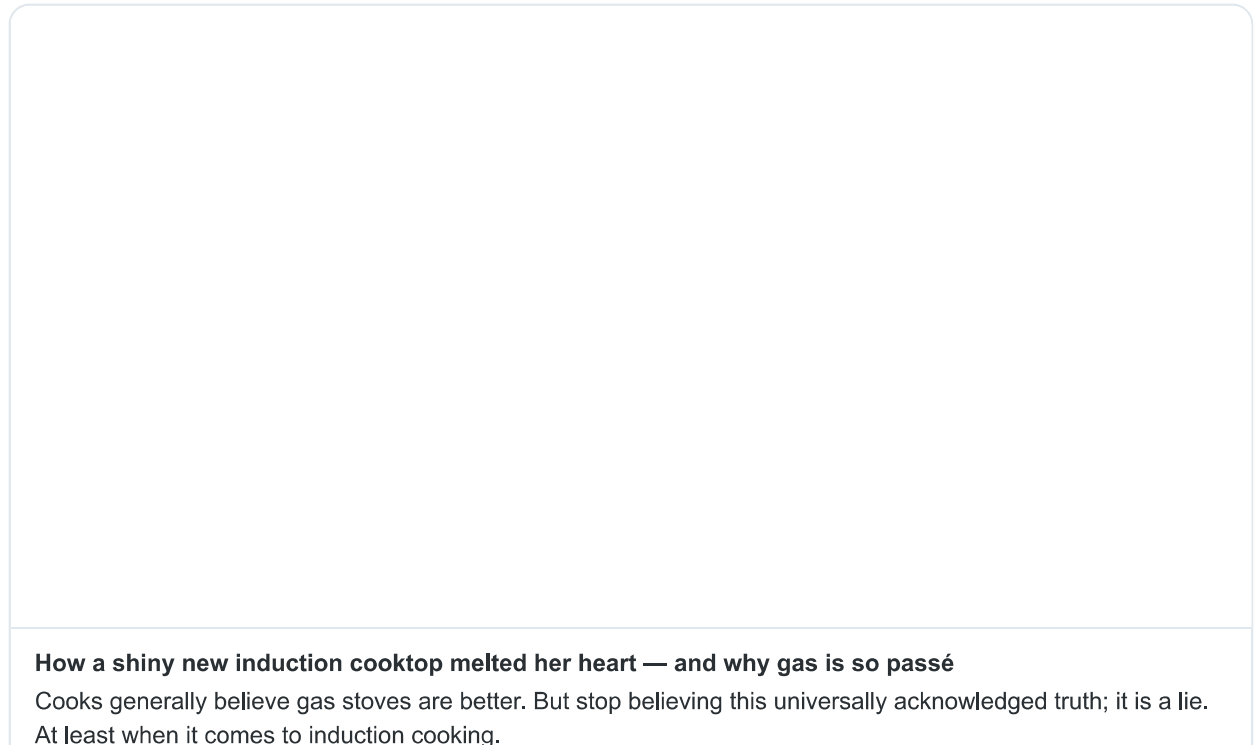
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**Kim Drury**

@KimDrury2

My kind of love story![seattletimes.com/pacific-nw-mag...](https://seattletimes.com/pacific-nw-mag...) via [@seattletimes](https://twitter.com/seattletimes)



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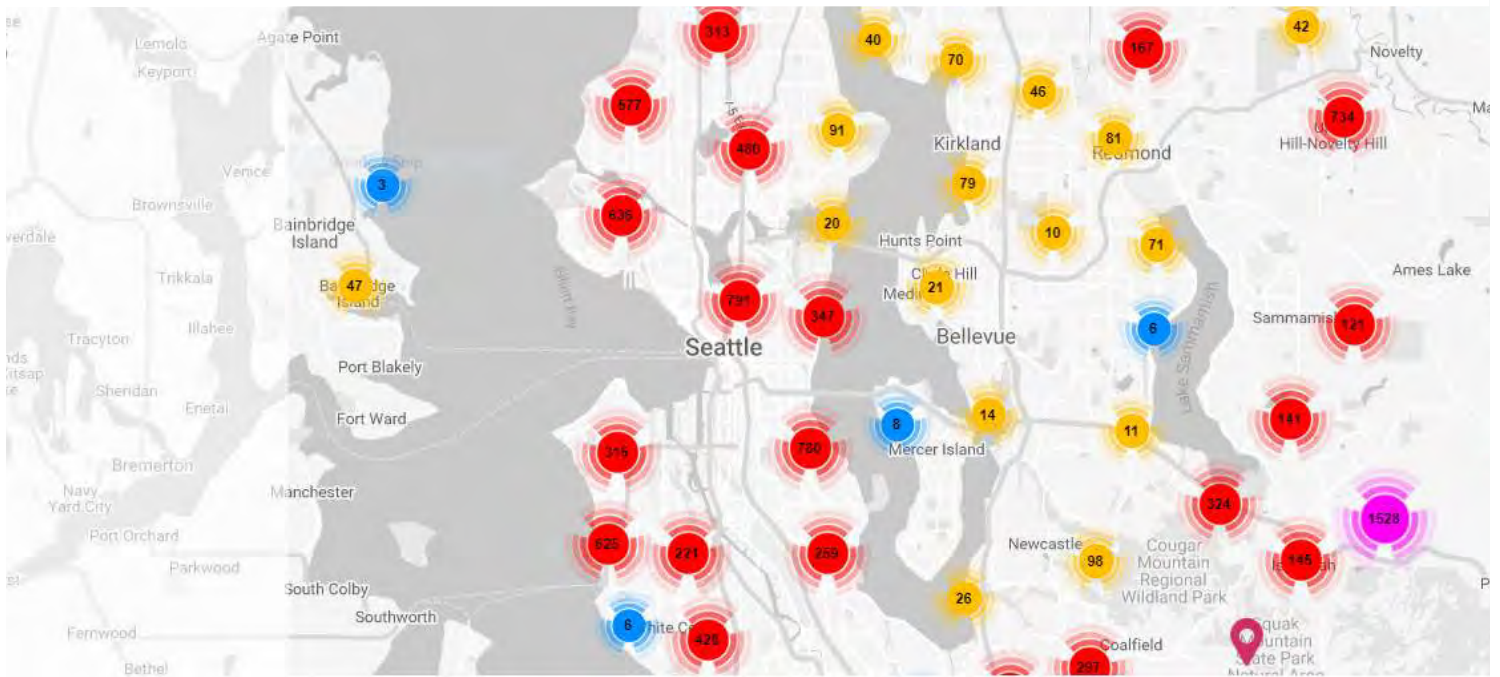
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The ONE Home Tacoma coalition is a partnership of 13 business and industry minded groups that are committed to creating more housing in Tacoma with Opportunity, Need, and Equity as primary values for addressing the city of Tacoma's housing supply shortage. Partners are from Tacoma and meet regularly to strategize how to address the housing supply shortage in the city of Tacoma. The coalition is committed to seeing the successful implementation of the Home in Tacoma plan which can create meaningful increases in housing stock for the current and future residents of Tacoma.

The ONE Home Coalition urges the planning commission to support a Phase 2 of Home in Tacoma that will create more opportunity for home ownership. While public comment is reviewed and the next phase of Home in Tacoma is shaped, we ask that the commission keep in mind the benefits of creating housing that families can purchase and own. The average homeowner has \$255,000.00 in personal wealth whereas renters hold a meager \$5600.00. Homeownership comes with bolstering gains in public health, success of children in schools, drastic reduction in crime rates, and encourages more civic participation from citizens as well.

Partners in our coalition believe encouraging community-based developers from Tacoma to build for Tacoma, keeping the greater community in mind. Mid-scale units are necessary to help ease the surging rental market, yet all mid-scale housing implemented must meet the scope and design of the neighborhood.

ONE Home Tacoma stakeholders believe it is necessary to keep in mind alternate methods of transportation and to encourage development that will embrace multimodal transit, allowing community members a variety of ways to access the services the city of Tacoma has to offer. ONE Home Tacoma partners also encourage the Planning Commission to consider "Fee Simple Estates" which allow owners of the property to use the land as they see fit for development if they operate within established easements and zoning laws. Fee simple encourages landowners to create multiple smaller units on one plot of land, encouraging smaller single-family homes to be built, making housing stock ideal for downsizers or first-time homeowners.

ONE Home Tacoma urges the planning commission to consider the requests of the coalition. Having actively participated in Phase 1, we ask the planning commission to practice transparency throughout the process while also identifying clear objectives for Phase 2 of Home in Tacoma. Please consider devoting resources to educating and illustrating what changes are to be expected for design, scope, and scale for Phase 2 to limit confusion and concern from community members.

The ONE Home Tacoma coalition is happy to be a resource to the city and we are prepared to offer expertise through our partners to help inform the commission as to how Phase 2 can successfully integrate new housing supply and more homeownership opportunities in Tacoma. Thank you for your consideration of these written comments.





950 Pacific Ave, Suite 300 | Tacoma, WA 98402

April 25, 2022

Tacoma Planning Commission  
homeintacoma@cityoftacoma.org

RE: Home in Tacoma Phase 2 Scope

Dear Commissioners,

On behalf of the Downtown On the Go's Board of Directors and staff, I am writing to share our thoughts on the Home in Tacoma Phase 2 scope, particularly concerning parking minimums and mid-scale zoning.

Downtown On the Go is the transportation advocate and resource for anyone whose life is in downtown Tacoma. We work across sectors to make Tacoma a better place to walk, bike, and take transit.

We are grateful for the Planning Commission's work during phase 1 to put forward a bold proposal for the future of housing in Tacoma. The work outlined in the phase 2 scope thus far is significant, and we thank the Commission for working to ensure that each topic is given the time and energy needed for a successful and comprehensive proposal at the end of this process.

We ask that the Commission review parking requirements, particularly on transit corridors. In phase 1, there was language encouraging ground floor commercial use in new higher density housing developments. The inclusion of ground floor commercial supports the development of local businesses and helps create a denser neighborhood where residents can easily access services such as corner stores, daycares, or cafes. This is in line with the 20-minute neighborhoods concept, which the Tacoma-Pierce County Health Department has supported as increasing health and wellness and which helps bolster the feeling of neighborhood community.

However, current parking requirements as written in Tacoma Municipal Code Title 13 Table 1 "Required Off-Street Parking Spaces" are not consistent with walkable, dense corridors which prioritize affordability and transit use. High parking minimums do not necessarily match parking demand, and serve to increase car travel. If the City of Tacoma is to meet its sustainability goals there must be steps taken to decrease SOV car use, including revisiting these parking minimums. Driving and parking is simply not necessary for all trips, and our policies must reflect

this reality and encourage mode shift away from cars. In addition to reevaluation of parking minimums, we ask that the Commission adjust parking requirements to “by-use” rather than “by-zone”. This would provide consistency within blocks where zoning varies by parcel, encouraging the inclusion of ground-floor commercial in projects.

We are strong supporters of dense, affordable housing along transit corridors throughout Tacoma, and ask that the Commission recommend the reevaluation of the mid-scale zoning boundaries as decided by City Council in phase 1. As stated above, to meet climate goals we must make it convenient, affordable, and accessible for Tacomans to use transit, walk, or bike rather than drive alone. When there is good transit where people live, people will use that transit, particularly with reduced parking. We are asking for an increase of mid-scale zoning to a 1-block boundary along transit corridors with a 2-block boundary along Pacific Avenue to ensure parity with Pierce County’s policy and prioritize dense housing along Pierce Transit’s upcoming Bus Rapid Transit 1 project. Dense housing around transit is necessary, and we feel this conversation deserves revisiting.

We thank the Planning Commission for all of your hard work on Home in Tacoma thus far, and look forward to continuing to provide support for dense, affordable housing and a more walkable, bikeable, and bus-able Tacoma for all.

Sincerely,

*Tracy Oster*

Tracy Oster,  
Executive Director

**From:** [Kim Patterson](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Public Comment : Home in Tacoma  
**Date:** Friday, April 1, 2022 10:40:27 PM

---

Please see the photo below. This is in Hilltop near MLK. The design requirements should be strengthened to ensure low and mid scale multiple family housing does not negatively impact existing homes. What additional resources has the city committed to addressing the influx illegally dumped/discarded furniture (resulting from tenant turn over) ? If you compare the amount of trash/broken furniture left on the side walks of North Slope Vs. Hilltop , it is apparent which neighborhood has mostly single family homes and a true neighborhood feel.

Thank you for your time.



Sent from my iPhone

**From:** [phonut](#)  
**To:** [Home In Tacoma](#)  
**Subject:** No to "Home In Tacoma"  
**Date:** Tuesday, April 12, 2022 3:50:50 PM

---

I am a 67 year resident of Tacoma- my family since 1910 - at the same address, I'm a retired City Of Tacoma employee (as is my sister and father in law), I'm a respected member of my community, and long time taxpayer. At one time my mom's side of the family owned the largest family owned and operated cheese factory on the west coast and my mom and uncle owned 3 local taverns. I am a proud member of the Tacoma Sons Of Italy, my son is a trustee in the Sons Of Italy and a member of The Christopher Columbus Society and our family says NO TO "HOME IN TACOMA" and plan to reflect those feelings on voting day.

**From:** [JERALD R PISCHEL](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home In Tacoma comment  
**Date:** Saturday, April 16, 2022 10:23:51 AM

---

I have been following the Home In Tacoma process and would like to comment.

We are in danger of destroying one of our most valuable possessions as a city - the single family home with a garage, a front yard to beautify your home and neighborhood, a back yard for your children and your dog to play, a patio or deck to barbeque meals and entertain friends and neighbors. If we start forcing people to subdivide their lot and allow a duplex or ADU to be built right next door, these hard won amenities will be lost forever.

The state of California is having battles about this issue already. Cities there are scrambling to institute zoning regulations that will protect their private citizens. Meanwhile, our city of Tacoma is doing everything it can to destroy the rights of the private homeowner. Many of us lived in rentals or apartments for years while saving our money to come up with the down payment to buy our own home. Now the city wants to take that away.

I understand the need for affordable housing, but it cannot be achieved by confiscating the property of those who worked and saved to get what they have. We do not want to become China where everyone lives in tiny spaces and rides a bike wherever they need to go.

You need to rethink this plan because I consider it to be an unconstitutional land grab.

Karen Pischel  
5801 Frances Ave NE  
Tacoma, WA 98422

Sent from [Mail](#) for Windows



From: [Theresa Power-Drutis](#)  
To: [Home In Tacoma](#)  
Subject: Home in Tacoma Feedback  
Date: Saturday, April 30, 2022 11:35:26 PM

---

To: Home in Tacoma Team  
From: Theresa Power-Drutis  
RE: Feedback on Phase 2

First I am thankful for the work you are doing. The best time for this to happen would have been several decades ago; the next best time is now. Here are a few thoughts regarding the plan and the road ahead.

### **Land Use Designations**

The proposed changes to Single-family and Multifamily Low-Density are logical and long overdue. However, development of permanently affordable housing (via land trusts and social housing) must be incentivized and real estate prospecting must be disincentivized if we hope to reduce homelessness and maintain housing for people who work and live in Tacoma. Any "anti-displacement strategy" that doesn't curtail predatory real-estate investors will result in a city held hostage by investors that charge whatever the market will bear. We will only see more out-of-reach housing and a greater influx of wealthy renters from King County without the jobs and industry that can support our city and the needed infrastructure to hold so many more residents. Tacoma will become more of a bedroom community than it already is.

### **New Conditional Use Permit Option**

More flexible use of nonresidential buildings/sites is good, but be prepared for people who think this is a good idea for any neighborhood but their own. Income has a great deal to do with arguments about what will - or won't - be "disruptive to the neighborhood." Important to have some sort of comparable measures to indicate which neighborhoods are already carrying a heavy load of disruption so that we don't continue to be bullied into pushing all of the pressure on to the poorest areas of our city.

### **Multifamily Tax Exemption**

Provide clear public information about each and every multifamily tax exemption that has been provided through the years showing (for each property)

- exactly how much tax revenue has been lost on the property
- total # of "affordable units" at the property
- total combined savings for renters of the affordable units at the property

Compare the total savings with the total lost for each property and either justify the program (including time invested by city staff to manage the program) or find a better way to develop low-income housing. "Enhancement and expansion of regulatory affordability tools" should not include programs that yield so little for such a short period of time.

## **Ensure that Infrastructure and Services are Adequate to Support Growth**

Yes! But, use public funds to support infrastructure for public housing and long term low-income housing. Ensure that the investor class absorbs the costs of infrastructure aimed at private gain.

## **The Missing Little**

Good idea to develop the missing-middle, but don't overlook the missing-little. We need affordable rooms, co-living options, and innovations aimed at the working poor - this group is growing rapidly. When you review City of Tacoma zoning, permitting, and processes - be sure to address obstacles to SROs and take a look at Seattle's regulations regarding occupancy limits. Tacoma's regulations regarding # of unrelated adults who can share housing are based on historic attempts to get rid of boarding houses (and the kind of people who use them). Seattle relates the number of people to the square footage of the housing unit. This is what we need in Tacoma if we plan to make shelter affordable to the working poor.

Thank you and regards

Theresa Power-Drutis  
253.534.5402: Mobile

---

**From:** [Rosemary Powers](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Support for Home in Tacoma  
**Date:** Saturday, April 30, 2022 10:54:56 PM

---

Thank you all who have worked on this planning process. I am very supportive of changing zoning as needed to provide multiple housing options.

I support providing incentives for developers that will offer options for residents at 60% AMI and below. We cannot provide real housing options if “affordable” units in new developments are minimal in number and are attainable for those at 80% AMI and above. I don’t agree with the primary dependence on the MFTE as incentive to increase housing stock. I worry that this risks providing more housing for higher income workers from a wider geographic region to treat Tacoma as a more reasonably priced bedroom community while reducing attainable housing for current city residents who work in Tacoma but who can’t compete for available market-rate housing.

I support missing middle housing, incentives for building more ADU and DADU units, single room occupancy options, as well as pilot projects involving city and county partnerships and collaborations with non profit developers

And I am very concerned about addressing transportation issues related to increased density. I support reducing off street parking requirements for new construction but know there must be an increase in options to meet basic needs and secure services at more neighborhood levels, with walkability an important goal, if we are to reduce dependence on cars.

Thank you again for your work. I look forward to continuing the conversation and making progress towards a city that provides attainable housing options for residents at every income level.

Rosemary Powers

--

Rosemary F. Powers  
Senior Researcher, New Connections  
(541) 805.0848

**From:** [Janeen Provazek](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Monday, April 18, 2022 12:07:16 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Janeen Provazek  
provaj@hotmail.com  
1117 N 7 St  
Tacoma, Washington 98403

## Barnett, Elliott

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**From:** Planning  
**Sent:** Sunday, May 1, 2022 2:44 PM  
**To:** Home In Tacoma  
**Subject:** FW: HIT Phase 2 Scope of Work

### LIHUANG WUNG

Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682

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**From:** J Quilici <jquil@harbornet.com>  
**Sent:** Saturday, April 30, 2022 11:23 PM  
**To:** Planning <planning@cityoftacoma.org>  
**Cc:** Hines, John <JHines1@cityoftacoma.org>  
**Subject:** HIT Phase 2 Scope of Work

Dear Planning Commission members,  
These are some issues that I think are extremely important:

1. **WE THE CITIZENS WANT IN PERSON MEETINGS!!!**
2. We NEED A DESIGN COMMITTEE, and citizen participation.
3. We need to define: setbacks, parking, hardscape, trees/green space, site placement & sidewalk area.
4. Cost of infrastructure and services need to be determined to meet existing/projected demand.
5. We need PUBLIC NOTICE more than 30 days in advance for any project. And we need an opportunity for the Public to Comment before any discretionary land use decision in implemented.
6. Table mid-scale housing until low-scale residential has been evaluated.

Please be aware that "political action groups" are mobbing the responses to the zoom calls and dominating them. It is not a fair representation of the citizens as a whole who are property owners. That is why we demand to be heard in person.

Thank you in advance for any consideration you give to my comments. And thank you for your service and time spent on this project.

Sincerely,

Judi Quilici, West end home owner for 50 years.

[jquil@harbornet.com](mailto:jquil@harbornet.com)

Land: 253-564-0847

**From:** [Kayla Quinn](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 10:24:38 AM

---

Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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#### STABLE HOMES for All – Pass a Renters Bill of Rights

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- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.



-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

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Thank you for your consideration.

Kayla Quinn  
kaylala427@gmail.com  
1502 S Orchard St, Apt i-301  
Tacoma, Washington 98465

**From:** [Ben Radley](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 11:52:20 AM

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#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

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-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Ben Radley  
benjaminrradley@gmail.com  
4611 210 St E  
Spanaway, Washington 98387

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: The Need for More Public Outreach for Home in Tacoma  
**Date:** Tuesday, April 19, 2022 8:45:17 AM

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**LIHUANG WUNG**

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

[Please take the PDS Customer Survey](#)

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**From:** Georgette Reuter <gee.reuter@gmail.com>  
**Sent:** Monday, April 18, 2022 9:13 PM  
**To:** Planning <planning@cityoftacoma.org>  
**Subject:** The Need for More Public Outreach for Home in Tacoma

To the Tacoma Planning Commission Members,

I have been following along with our City's Home in Tacoma rezoning process ever since I received a mailer from you over a year ago in 2021. Since that time, I have written many emails to your group, the City Council members, and City Planner Elliot Barnett expressing my thoughts about Home in Tacoma. Also, I have joined many of our City's virtual meetings that have discussed Home in Tacoma. I've done my best to stay informed.

Yet, ever since that time over one year ago in 2021 when my husband and I received a total of 2 mailers from the Planning Commission, notifying us citizens of your "Public Hearing Notice" on Phase 1, we have NEVER received any more mailers giving us the Home in Tacoma updates. Instead, we have taken it upon ourselves to spend numerous hours going to the City's HIT websites to keep abreast of the developments. Unfortunately, not all of our citizens have the time to make this effort and commitment to stay informed. And that is why it's most important for your office to make a greater effort to reach out to ALL of our citizens and provide detailed information about the long range implications of the Home in Tacoma rezoning.

And now, here we are one year later in 2022 with another Public Hearing scheduled on April 20 and written comments due to you by April 30.

So where is another mailer notifying all of our citizens?? It's already April 18 and we've yet to receive anything from you in the mail.

I'm sure you would agree that something as important as the Planning Commission's Public Hearing on Phase 2 deserves to be "broadcast" to as many of our citizens as possible. In fact, an email that I received from your office on March 22, 2022, stated: "The City is now working on engagement strategies to support broad community participation."

These are your own words: "BROAD COMMUNITY PARTICIPATION."

How do you hope to achieve this broad community participation unless you make a real effort to notify ALL of our Tacoma citizens???

A mailer to each of our Tacoma households would, at the very least, ensure that you've made an attempt to reach ALL of our citizens.

After Home in Tacoma Phase 1 was passed last December 2021, I wrote several emails to City officials suggesting that the Planning Commission send out a mailer to each and every Tacoma household providing them with an update on Home in Tacoma. This would give each household important information about the change in zoning where they live. I'm sure that you would agree that each one of our Tacoma households deserves to know that their neighborhood is NO LONGER ZONED FOR SINGLE FAMILY. Under the newly approved HIT rezoning, each household deserves to know if their neighborhood zoning is currently either low-scale or mid-scale. Also, it's VERY important that each household receives a printed color-coded MAP of our city that shows low-scale and mid-scale zoning with street names clearly displayed. Why? Because each household should be given a "heads up" for the possibility of multi-family dwellings being built in their established residential neighborhoods.

The two Home in Tacoma mailers that we received from you back in April 2021, measured 5 x 8 inches and provided the necessary information that would help citizens to become involved in the HIT process. These mailers were a good "first step" for your outreach to our citizens - but please do compare your small mailers to the newsletters that Tacoma Public School does to notify our citizens...

Are you familiar with "Spotlight", a newsletter to the community about Tacoma Public Schools that is mailed out to each "Postal Customer" several times during the year? This newsletter measures 8 1/2 x 11 inches folded and opens up to 17 x 22 inches. In each addition of the newsletter, Tacoma Public Schools gives our citizens a detailed account of important current events and accomplishments that are happening in our public schools. Also, the newsletter includes a large map displaying all of the school district's city-wide building improvements past and future. This newsletter is such an EXCELLENT example of communication between a city organization and the public. Why couldn't the City Planning Commission also provide such a detailed newsletter to our citizens about Home in Tacoma?

If I don't receive a mailer from your office before the online Public Hearing coming up in just 2 days, I sincerely hope that you'll make an effort to send out a mailer (or a newsletter similar to the TPS) BEFORE the PUBLIC COMMENTS are due to your Planning Commission by April 30.

Thank you for taking your time to read my suggestions. I know that good communication between your Planning Commission and our Tacoma citizens is crucial to the success of Home in Tacoma.

The email I received from the City on March 21 asked me to: "Please spread the

word". And I would like to pass along that same suggestion to you.

Sincerely,  
Georgette Reuter  
Board Member  
North End Neighborhood Council  
Tacoma

**From:** [JamesGeorgette Reuter](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Public Comment to the Planning Commission for Phase 2 of HIT  
**Date:** Saturday, April 30, 2022 11:57:30 PM

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April 30, 2022

Tacoma Planning Commission

Thank you for the opportunity to provide my input on your Home in Tacoma Phase 2 process.

As we are all well aware, our environment is being negatively impacted in a multitude of ways by climate change: more severe weather including hotter summers and colder winters, loss of snow pack, increased wild fires, the threat of water shortages and droughts and the list goes on!

Therefore, as we Tacoma citizens engage in the process of building more multi-family homes to meet the needs of our increasing population, we need to take into account the impact of climate change. How can we plan accordingly to mitigate the effects of more and more people and more and more cars within our city? How we create a healthy environment with our ever-increasing density? I think that some of the answers to these questions can be found in a booklet that I recently read.

Recently, I read a booklet published in 2017 by the Nature Conservancy of Washington entitled “Outside Our Doors, the benefits of cities where people and nature thrive”. The authors state that the purpose of this report is to “inspire efforts to integrate nature into our cities in ways that strengthen ecological services and make our neighborhoods greener, safer, more livable, more equitable and more resilient.”

My suggestion is that within the Home in Tacoma Phase 2 scope of work, the Planning Commission includes a concept known as “Green Infrastructure” as an essential component. The Nature Conservancy booklet describes green infrastructure as “natural infrastructure or nature based solutions – the structural building blocks of our communities.” The article went on to say “Roadside rain gardens, engineered wetlands for flood storage, or green roofs are a few examples. Nature based solutions are often intended to achieve specific functions like cleaning water, addressing climate change, or reducing traffic noise – but they also offer the opportunity for a wide range of benefits, such as human health and wellness.”

An essential component of a green infrastructure is a city’s urban forest. Trees are the “work horses” of our environment-cleaning our air of toxins, creating oxygen for us to breathe, shade on a hot day and a buffer on cold days – beautiful to look at. But of special concern for all of our Tacoma citizens is the fact that currently, our city has the lowest tree canopy of any city in the Puget Sound area. Several years ago, in an effort to increase our much needed tree canopy, our city set a goal to increase our tree canopy to 30% by 2030. We have only 8 more years to reach that goal and, in the meantime, how many more of our citizens will become sick and even perish in our city’s “heat islands”? Not only do we need to continue to plant thousands more trees within our City, but we need to find ways to preserve and maintain the mature trees that we have. And in order to do so, we need to ensure that our city’s updated tree ordinance includes rules and regulations to increase and preserve our trees.

As Tacoma continues to provide tax breaks to developers of multi-family apartments units throughout our city, let’s ask them to GIVE BACK to our city by supporting Tacoma’s “green infrastructure”. In order to do so, our city should create guidelines that not only prevent developers from tearing down mature trees on their building sites but require them to plant numerous trees and create green spaces that will enhance the quality of life for our neighborhoods.

Thank you for reading my suggestions. I hope that you will include “green infrastructure” as an essential part of the Home in Tacoma Phase 2 plan. And also, please include the ongoing advice of the Tacoma



Urban Forest Dept. as well as the Tacoma Tree Foundation.

Georgette Reuter

**From:** [JamesGeorgette Reuter](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Public Comment to the Planning Commission about Home in Tacoma Phase 2  
**Date:** Saturday, April 30, 2022 10:26:09 PM

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April 30, 2022

Planning Commission Members,

The following email contains my suggestions about the Home in Tacoma “Phase 2 Scoping and Assessment Report” that you requested by today. I’m also asking several important questions about your public outreach.

Thank you for all of the hard work you have done up to this point in developing the Home in Tacoma project.

Since that day over a year ago, back in March 2021, when my husband and I received a card in the mail from you notifying us about your first (virtual) Public Hearing on April 7, 2021, we have done our best to stay informed about HIT. We have attended numerous City zoom meetings, read about HIT on the City’s website and written numerous comments to your committee as well as other City officials. Yet, not understanding the importance of that initial mailer from you, the majority of our citizens disregarded that postcard and to this day remain “in the dark” about the Ordinance 28793 that was adopted on Dec. 7, 2021. They have no idea that our entire City was rezoned.

Which brings me to my MAIN CONCERN: most of our citizens are completely unaware of Home in Tacoma. They are completely unaware that they no longer live in a neighborhood that is zoned for single-family housing.

Thankfully, I’m on the email list for the City, so that I am periodically notified about HIT updates. But how are the majority of our citizens supposed to be kept abreast of the process?

The email that I recently received from you dated April 27, 2022, states: “HIT Phase 2 will be a high-profile public process to implement the new policies through changes in residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals. ”

And here are my questions regarding your stated goal of reaching out to the public:

How are you making Home in Tacoma a “HIGH PROFILE PUBLIC PROCESS ” when you have failed to adequately notify (and encourage) our citizens to become involved??

How has the Planning Commission encouraged our Tacoma citizens to review the online website for the Home in Tacoma Phase 1 and also the online draft for Phase 2?

How did the Planning Commission notify our Tacoma citizens about your Public Hearing about Home in Tacoma Phase 2 that took place virtually on April 20?

How did the Planning Commission notify our Tacoma citizens that today (April 30), is the deadline for them to submit their comments to the Planning Commission about HIT Phase 2?

What are some of the most effective ways that the Planning Commission could do to improve its communication to the public about HIT

I believe that using our mail system is one of the most effective ways to reach out to each and every Tacoma household. And here are just a few examples of helpful informational mailers that we have recently received from the City of Tacoma:

\*The Tacoma Public Utilities quarterly pamphlet entitled “Utilities and You”, Spring 2022.

\* Tacoma Environmental Services Department entitled “Envirotalk” (quarterly booklet)

\* Jan. 2021, City of Tacoma Planning and Development Services postcard notifying us of the “Notice of Public Hearing” on Feb. 9, 2022 for the Proposed College Park Historical Special Review District

Even though the City of Tacoma does a great job sending out the aforementioned mailers to its citizens on a regular basis, we have not received anything in the mail from the Planning Commission about the Home in Tacoma Phase 1 and 2 project since early March 2021- over ONE YEAR AGO.

As the Home in Tacoma process continues to develop over the coming months, my hope is that the Planning Commission and the Tacoma City Council will improve upon its communication with our citizens. In addition to sending out

informational mailers, in-person meetings will provide a good opportunity for discussions. As you know, a well- informed public will help to guarantee the success of Home in Tacoma.

Thank you again for all that you are doing to help make Tacoma a wonderful place to live.

Sincerely,

Georgette and Jim Reuter

Long-time Tacoma Residents

**From:** [Jeff Richardson](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 12:16:41 PM

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Planning Commission,

Dear Planning Commissioners,

Below is the basic text but I want to beg you to please do something for the people sleeping in the cars and in the woods, and the others bunking up three families to an apartment with a landlord who won't fix anything. No one else can solve these problems but you. Please do this.

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

-Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Jeff Richardson  
fifeiscool@gmail.com  
4118 s cushman avenue  
tacoma, Washington 98418

**From:** [pjaker@netzero.net](mailto:pjaker@netzero.net)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma concerns  
**Date:** Thursday, April 28, 2022 1:48:06 PM

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Until the **entire** Planning Commission can agree on a plan I urge not continuing with plans. Past Tacoma attempts with multiyear tax breaks and the type of structures built did more to enrich the developers than to provide really affordable needed housing. Because of those tax breaks for developers and some high end condo owners, an tax additional burden was placed on many other residents that could least afford the burden to make sure services were provided. Now to make up for those policy errors the Home in Tacoma plan attempts to increase density without enough warning or clarity to residents so that they truly understand what may take place and can provide important input. The three signers of the minority vote of the Planning Commission have very good reasons need to be listened to and rework the plan so all Tacoma residents will understand and support responsible plans for more affordable housing.

Thank you for your consideration.  
Pat Richmond  
Tacoma



**From:** [A Rivera](#)  
**To:** [Home In Tacoma](#)  
**Subject:** PLEASE HELP, DISABLED AND NEED HOUSING SOLUTION  
**Date:** Sunday, May 1, 2022 5:46:49 PM

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Hello my name is Anthony,

First, thank you for taking the time and your attention to this. I appreciate you.

I am on Social Security and disabled due to terminal Stage 4 Heart Failure. I can for most part ( except some severe days) take care of my essential personal daily routines. I haven't been able to find housing solution due to one issue or another. I could buy a mobile home if I was able to find one and the mobile park accepted people under 55.

This area needs more limitation on rental prices. More subsidized housing since income of 3 times rent is required. A lot of these type of limitations are outdated and unnecessary. That would help homelessness. Also creation of more housing for individuals like myself would greatly decrease the amount of homeless deserving of a housing solution. I was even turned down by a place only because my rental history was good BUT TOO OLD (they said it need to be within 2 years).

Thank you for your time and attention to this!

**From:** [Nina Rook](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Hines, John](#)  
**Subject:** Home in Tacoma Phase 2 Draft  
**Date:** Saturday, April 30, 2022 10:05:18 PM

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My problem reviewing this draft is that wading through 25 pages of 10 point type with no clear ask is daunting. It appears to me that the engagement strategies are probably going to depend on the consultants.

So, to get back to basics:

- Tacoma is blessed with a gorgeous setting and a lot of fine housing stock and sight lines
- There is still a lot of unbuilt land downtown for high density urban living
- In increasing the housing density (which I support) we should be focussing on increasing the numbers of village centers in Tacoma blessed with adequate amenities (schools, parks, retail especially grocery, public transport, tree canopy, health care). Bring McKinley, Fern Hill, Hilltop, South End etc up to the standards where developers will enthusiastically invest
- While "affordability" is cited as a key issue, it is not emphasized in implementation. Affordability is not going to be achieved by intense development around vibrant current cores -- have you looked at rental or sales prices at Point Ruston? It is going to require targeted strategies and investment

Back in 2004, an amazing 2,961 Tacoma residents took part in a survey about Tacoma. It was posted online and on paper, in English, Spanish, Russian, Korean and Vietnamese, and drew from a wide range of locations, incomes, ethnicities etc. One key thing the survey looked at was how optimistic people were about Tacoma's future. The most reliable predictor of optimism about Tacoma was the respondent's perception of Tacoma as beautiful. In working to create a more affordable, denser Tacoma, let's not lose sight of its beauty, and let's develop strategies that honor it.

Nina Rook  
253.759.4152

**From:** [Mike Rubin](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Photovoltaic Exception  
**Date:** Monday, April 4, 2022 7:00:58 PM

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There has been a lot written about preserving tree canopy. I am all for it. What about solar cells? This should also be a priority. Suppose someone, like me, has solar cells on their roof that would be partly shaded by a taller building constructed next door? I think that there should be consideration for preserving that solar exposure not just because of the investment that the owner has made in clean energy but also as an incentive to others who wish to install solar cells.

Thank you,  
Mike Rubin  
5138 N 47th St.  
510.644.0488

**From:** [Jeffrey J. Ryan](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Public Comment for HiT Phase II  
**Date:** Monday, April 18, 2022 9:17:32 AM

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Members of the Planning Commission,

I would like to take this opportunity to again express my dissatisfaction with the Home in Tacoma plan as it has been approved to date. Since my comments are already on file outlining my thought on the project I will refrain from repeating myself on those issues again, please simply refer to the previous comments. To highlight just one subject, the plan to increase building heights and density along both N. 21<sup>st</sup> street and Union Ave north of sixth avenue is still not a wise choice and should be removed from your plan.

On the topic of design review, I believe that all the members of any design review committee need to be residents of the City of Tacoma, similar to the planning commission itself. Residency of a year minimum similar to the Utility Board should be required and needs to be proven at the time of their application, not unlike a library card. The selection of the members for the design commission should be also be reviewed by the Neighborhood councils for their recommendation to the City council. City staff should take no part in the selection process outside of the City Clerk's office in review of the application and setting up of the interview process. The Design review commission needs to be made up of both design professionals and representatives from each of the city council districts. The selection of the commission members should be thru and independent body or method of selection to avoid any conflicts of interest or stacking the commission with only one view point. We need a diverse and independent voice in design review to avoid poorly designed housing units being used in the city, like those west of the Mall.

Thank you for your time.

Jeff

**Jeffrey J. Ryan, Architect**  
LEED AP, BD+C

**From:** [Shaw Sander](#)  
**To:** [Home In Tacoma](#)  
**Subject:** A Personal Note/ Home In Tacoma  
**Date:** Wednesday, April 20, 2022 2:00:43 PM

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Planning Commission,

Dear Planning Commissioners,

Below is the entire pre-filled letter from Home In Tacoma, the contents of which I believe is absolutely vital to Tacoma. I speak also as one of many who absolutely cannot afford to sleep in this town without help. A disabled senior, a vicious divorce and broken health forced me into poverty, locking me out of any housing at all.

To live within 300 miles of the gorgeous PNW I've called home for 30 years, I am completely dependent on family subsidization---my sibling bought a home here and "rents" it to me at far below market value, making me one of the very lucky poor. My riches-to-rags story of needing housing will be in the upcoming summer print issue of Tacoma's "Grit City Magazine." Please buy a copy.

The devastating consequences of insecure housing go far beyond safe shelter, impacting whole families' psychological development, requiring years of mental health care to unravel. It is traumatic, dehumanizing and preventable.

Be the force that makes it so. Normalizing this inhumanity has to stop.

Shaw Sander

3723 E. Spokane St. (on the feared Eastside, right in the thick of things)

Tacoma 98404

sander98198@gmail.com

206-595-7891

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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-Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

-Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

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-Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

-Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

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-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the

prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Shaw Sander  
sander98198@gmail.com  
3723 E Spokane St  
Tacoma, Washington 98404



**From:** [mark.schlam](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma- Phase 2 concerns  
**Date:** Wednesday, April 27, 2022 3:37:49 PM

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While I applaud the intent of this project, I am deeply troubled by the significant negative impacts that are being overlooked at the expense of current homeowners in single family designated districts. Why do all parts of Tacoma need to allow multi-unit developments? Why such a broad mandate? When you take a quiet residential neighborhood and squeeze in multi-unit dwellings onto individual lots, what will that do to the neighbors? Where will people park? What about the noise and trash? If they are rental units, what about the transient nature and erosion of community? Does affordable housing require a water view?

What is most concerning about this overstepping plan is the fact that in many instances it does not solve the housing issue it is intended to "fix" - why should current homeowners agree to letting developers have the opportunity to ruin quiet family neighborhoods by building multi-unit properties that they will sell for higher prices per square foot? Higher prices per square foot, plus more units, unsurprisingly equals more money. How does that solve anything besides making the developers wealthier?

This plan will erode the fabric of the single family communities that people may have chosen to move to in the first place. It is far too broad and overarching, and seems to benefit developers over anyone else. I am extremely disappointed things have gotten this far, and hope somebody will stand up for the community.

Kindly,

Mark

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Home In Tacoma Project Questions  
**Date:** Tuesday, April 19, 2022 8:45:43 AM

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**LIHUANG WUNG**

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

[Please take the PDS Customer Survey](#)

To help us improve our customer service!

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**From:** Braden Schmunk <bradenschmunk@outlook.com>

**Sent:** Monday, April 18, 2022 7:53 PM

**To:** Planning <planning@cityoftacoma.org>

**Subject:** Home In Tacoma Project Questions

Good Afternoon Team,

I do not currently have any building plans or opportunity, just a resident of Tacoma, but I am very intrigued by the possibilities with the home in Tacoma project. I noticed that throughout the different documents for Home in Tacoma there was mention of reducing setbacks for properties in the low scale residential neighborhoods. Do you know what that currently will look like? or will it be more of a case by case basis when it comes to plat proposal?

Additionally I believe early on I saw the entire area along N 21<sup>st</sup> designated as a pedestrian corridor and labeled mid scale but now that area has been labeled low scale after Proctor on the current maps. I could be incorrect in what I remember but is there a reason why one of the busiest streets in Tacoma that connects all of north Tacoma is being maintained for Low Scale between Proctor and Westgate?

Any insight you can provide would be great and I will be tuning into the planning commission meeting on the 20<sup>th</sup> as I do for most meetings. Thank you for all your hard work you have been putting in on this project. I know it can be a big undertaking and certainly cannot be easy. Best wishes,

Braden

**From:** [Trina Scholer](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 12:36:58 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

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Thank you for your consideration.

Trina Scholer  
treenus@hotmail.com  
4215 s 30th st Apt 119  
Tacoma, Washington 98409

**From:** [Hilary Schumer](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Sunday, April 17, 2022 10:27:44 AM

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Planning Commission,

Dear Planning Commissioners,

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Thank you for your consideration.

Hilary Schumer  
hilary.schumer@gmail.com  
3521 N. Stevens St  
Tacoma, Washington 98407

**From:** [Nathan Schumer](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Thursday, April 28, 2022 10:21:28 PM

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Planning Commission,

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Thank you for your consideration.

Nathan Schumer  
nss2108@gmail.com  
3521 N. Stevens  
Tacoma, Washington 98407

**From:** [seand@wfse.org](mailto:seand@wfse.org)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Monday, May 2, 2022 9:14:31 AM

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Thank you for your consideration.

seand@wfse.org

1007 N. Mullen St

Tacoma, Washington 98406

**From:** [Eric Seibel](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Monday, April 18, 2022 12:59:27 AM

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Thank you for your consideration.

Eric Seibel

Eric Seibel

mrrhino1@yahoo.com

10 Ponce de Leon Creek SW

Lakewood , Washington 98499

**From:** [ruba.shahbin](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 3:02:34 PM

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Thank you for your consideration.

rubashahbin  
rubarosee@gmail.com  
1902 cascade pl w  
tacoma, Washington 98466



**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Home in Tacoma  
**Date:** Tuesday, April 19, 2022 8:46:08 AM

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**LIHUANG WUNG**

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

[Please take the PDS Customer Survey](#)

To help us improve our customer service!

**From:** Diana Sharon <cazadorastudio@gmail.com>

**Sent:** Monday, April 18, 2022 6:37 PM

**To:** Planning <planning@cityoftacoma.org>

**Subject:** Home in Tacoma

Hi,

I cannot attend the next meeting, so here are my comments.

We struggled to buy a house in the South end of Tacoma after saving for 30 years. We'd rather not lose the good thing about the area which is the home owning neighbors who keep the area livable, care for their properties, look out for their neighbors and are involved in community organizations and events. We are struggling with a lot of crime in our neighborhood and adding high density housing likely will not help this.

Thanks,

Diana

**From:** [Jaala Smith](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Saturday, April 23, 2022 3:17:54 PM

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Thank you for your consideration.

Jaala Smith  
jaalasmith@gmail.com  
518 S 7th St Apt 211  
Tacoma, Washington 98402

**From:** [Molly Snodgrass](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 7:18:38 AM

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-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Molly Snodgrass  
live.dream.become@gmail.com  
1407 S Grant Ave  
Tacoma , Washington 98405

**From:** Cheri Solien <[cherisolien@we-tacoma.org](mailto:cherisolien@we-tacoma.org)>

**Sent:** Friday, April 8, 2022 9:34 AM

**To:** Wung, Lihuang <[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)>

**Cc:** Hines, John <[JHines1@cityoftacoma.org](mailto:JHines1@cityoftacoma.org)>; Daniels, Kiara <[KDaniels@cityoftacoma.org](mailto:KDaniels@cityoftacoma.org)>; McCarthy, Conor <[cmccarthy@cityoftacoma.org](mailto:cmccarthy@cityoftacoma.org)>; Walker, Kristina <[KWalker@cityoftacoma.org](mailto:KWalker@cityoftacoma.org)>; Richardson, Ted <[TRichardson@cityoftacoma.org](mailto:TRichardson@cityoftacoma.org)>; Huffman, Peter <[PHUFFMAN@cityoftacoma.org](mailto:PHUFFMAN@cityoftacoma.org)>; [gabrielclark@we-tacoma.org](mailto:gabrielclark@we-tacoma.org); Dennis Munsterman <[dennismunsterman@we-tacoma.org](mailto:dennismunsterman@we-tacoma.org)>

**Subject:** Can you please forward this email to the Planning Commissioners for me?

Greetings Mr. Wung,  
Can you please forward this email to the Planning Commissioners for me?

Thank you,  
Cheri Solien  
West End Neighborhood Council

Dear Planning Commissioners,

I have lived in the West End in District One for seven years now. I have been active in the West End Neighborhood Council for the last 5 years. During this time, I have made observations of the West End side of District One (west of Orchard Street) that I think are worth noting so the Planning Commission can keep them in mind as you all move forward with planning issues. In addition to my West End observations, I have a question from the April 6th Planning Commission meeting that I would like clarified.

**What I observe is that the West End is not treated equitably in District One.** The West Side of District One gets few, if any, improvement projects. The last very minor transportation improvement project was the [Mildred Street paint bike striping of .53 miles](#) to the Scott Pierson Trail. Most or all of the money spent in District One appears to be spent on the north side.

In *Home in Tacoma Phase One* the West End took the brunt of adding more mid-scale development in District One. Why? One visible reason is that the North End residents do a great job of advocating for their side of District One. The West End does not advocate well as a group, and the city knows this fact. I am working on changing that.

I attended the Planning Commission Meeting on April 6th. I am confused about something that was shared by Planner Carl Metz. It had to do with *Removing Pedestrian Corridors/HIT*. Mr. Metz suggested removing HIT Low and Midscale *Pedestrian Corridors*. He used 6th Ave/Narrows/SR16 as an example. I would like more of an explanation. Was this based on a traffic study? The new 6th Ave high density townhomes have no parking for their business fronts on 6th Ave. I should think this is a **high need** corridor improvement area since the city created it with no parking.

The West End is overlooked and neglected by the City of Tacoma. I do not want to see Pedestrian Corridors removed from low or mid-scale development. That will be another blow to the West End.

I am also concerned about this as soon I would like to see **Pedestrian Corridor Improvements** at Mildred and 19th Streets where Tacoma, University Place, and Fircrest are planning and currently building mid and high-density housing in this Four Corner area. This high population density is coming 20 years before the 2042 Sound Transit Station arrives at TCC. This high-density area will need improvements in the very near future so it can comfortably handle all of the increased population of people and dogs in this Business/Neighborhood District area. I also know that the Tacoma Housing Authority is building with fewer parking spaces than apartments. I assume U.P and Fircrest will do the same. This pedestrian area will need improvements soon.

It would be very valuable for the Planning Commission, City Council, and the Residents of Tacoma to see a City of Tacoma Council District Improvement Funding Chart of monies spent over the last four decades in each of Tacoma's five districts. The chart should include: improvement project money spent in each of the five districts, identify the improvements made, and where those improvements were located. I have no doubt it would show that the West End area has had the least money spent with little to no city made improvements over many, many decades.

The West End in District One 1) gets dumped on and 2) gets left out in city funded improvement projects. We got the 3) majority of HIT mid-scale development, 4) we have had no major physical district improvements, and 5) we have no major improvements planned on record.

All improvements in District One go to the north side. Please correct me if I am wrong.

Can you please let me know:

1. What Planner Metz was referring to with Removing Pedestrian Corridors in low to midscale areas?
2. If there have been city funded improvement projects in the West End that I am not aware of.
3. If a Chart can be made showing City Improvement Projects by District Area going back four decades. The chart should include: Project, Cost of Project, Location of Project.

I hope that going forward the West End of District One is treated more equitably. The City of Tacoma went to great efforts to create the [Tacoma Equity Index](#) so areas of town could be treated more fairly. I would like to see it used to bring equity to the West Side of District One.

Regards,  
Cheri Solien  
Chair  
West End Neighborhood Council



From: [Cheri Solien](#)  
To: [Home In Tacoma](#)  
Subject: Fwd: Home in Tacoma 2 Project Initiation Comments  
Date: Thursday, April 28, 2022 1:01:09 PM

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Dear Planning Commission,

My name is Cheri Solien, Chair of the West End Neighborhood Council. Please accept my comments for the record on *Home in Tacoma Phase Two* (HIT) Project Initiation.

## Proposed Public Engagement Ideals and Process

### I.

#### Ideas and Ideals

#### 1.

**Transparency, Equity and Fairness across all five of Tacoma Districts.** There are inequities across most of Tacoma. Most Tacoma neighborhood areas and whole districts suffer at the expense of a few desirable areas. Build quality and equitably across ALL OF TACOMA, not in just a few areas.

#### 2.

**HIT CHECKLISTS** need to be used for every low, mid and high scale project Tacoma builds. This will ensure that the **huge range of IDEALS** that HIT stands for are carried out in each project. Checking off ideals from a list is one way to manage HIT.....much the same way a pilot uses a checklist before take off- [The Checklist Manifesto- How to get things done right by Atul Gawande](#).

#### 3.

**Monitors/Committees:** HIT Checklists for each project need to be group monitored to make sure it is equitable, transparent and following all of the IDEALS set out in HIT.

#### 4.

#### Homeownership vs Rentals

##### What is the ideal ratio of home owners to rentals?

Do not make Tacoma into a city of only rentals!

Both types of homes should be spread EVENLY and FAIRLY across neighborhoods and districts across Tacoma.

We want to incentivize the building of wealth through homeownership and to discourage the rental burdens associated with landlord development. Local landlords play a vital role in providing housing for those who need it . When outside

institutional investors enter our housing markets, collected rents leave the community.

We would like to ensure that potential homeowners can compete against the deep pockets of hedge funds. One way to level the playing field is to create an owner-occupancy requirement for at least one of the units in duplexes, triplexes, and fourplexes. For mid-scale development, we want to make sure that condos (preferably owner-occupied) are being built, not just apartments.

5. **Design standards need to be EQUITABLY addressed** across neighborhoods and districts. **Design Checklists** need to be followed.
6. **Pedestrian Zones need to be required** in all mid scale areas that have cross roads, transit-oriented and neighborhood districts. Mid scale development goes hand-in-hand with Pedestrian Zones. Bring both of these urban design concepts together.
  - a. **Equity and Fairness:** The Proctor neighborhood has been recently awarded both 1) a Community Center in the Cushman/Adams buildings and 2) Pedestrian Zone Improvements to go along with the project. A dual urban development project.
  - b. HIT Equity should mean that all neighborhood areas can have dual project development in their mid scale neighborhood district- both mid scale developments and frontage and streetscape as well.
7. **Opportunity Zones** If a District or Neighborhood Council area has **low opportunity**, those areas need to be built up first with thriving mid scale neighborhood and business districts much like the beautiful and bustling neighborhood districts in the North End of Tacoma.

The West End is a low opportunity zone.

- Where are the children's lessons for dance, music, athletic teams, karate classes? Not in the West End.....
- Where is the shopping for quality goods? Not in the West End.
- Where are the higher quality, unique grocery stores? Not in the West End.

Where is their fine dining with reservations? Not in the West End.

- Where are the organized Business Districts? Not in the West End.
- Where are the attractive, thriving and walkable neighborhood business districts? Not in the West End.

## II. Moving Forward

1. active citizen participation in the entire implementation progression of HiT, including the design review process
2. extensive use of in-person meetings (in both large city and small neighborhood groups) at various times in a format that provides for actual dialogue/conversation between the public and the government
3. proper use of surveys/questionnaires that allow for “n/a” or “none of the above” responses to ensure an accurate reflection of public views
4. the opportunity to speak for more than 90 seconds about a complicated issue with high stakes and to expect that our questions will be answered in a detailed, nuanced manner
5. an expanded timeline that provides our planners and city officials with ample opportunity to formulate a plan to reduce the **predatory role of investors** (especially out-of-state companies) who continue to outbid individuals for existing homes and build new properties exclusively for the rental market
6. a willingness to shift away from upzoning if the assumptions used to justify upzoning do not hold true and/or the anticipated results will not achieve the desired outcome.

## III. Implementation

### A. Maps & Design Process

1. Identify existing neighborhood patterns for the entire city of Tacoma.

2. Suggest urban design elements for renovation and new construction, compatible with the general scale (height, width, setbacks), style, and yard patterns of individual neighborhoods.
3. Create a design review board for each neighborhood that includes at least three residents appointed by the Neighborhood Council from the area that is subject to review to ensure that visually a neighborhood character is retained.

## **B. Metrics for Accountability**

1. Collect demographic data from a variety of sources to determine the expected population of Tacoma in terms of household size, age, and income in five-year increments.
2. Collect data to determine what kind of housing residents need and want.
3. Assess the obtained data to project the expected needs and wants of Tacoma residents regarding housing, while realistically considering each household's budget.
4. Create an integrated approach (with appropriate incentives along with disincentives) to achieve the desired income, i.e, the right mix of housing stock throughout the city that meets those household needs and wants, within budgetary constraints of households and the city.
5. Establish performance benchmarks or criteria in each of several attributes, such as
  - Cost benefits
  - Breakdown of homeowners vs. renters
  - Breakdown of local and institutional investors vs. individual owners
  - Functionality
  - Aesthetics

- Sustainability
  - Human and property safety/security
  - Accessibility
  - Vacancy rates
  - Historical preservation
1. Determine how to define and quantitatively measure each identified attribute.
  2. Evaluate the date to conclude if the plan has been successful or unsuccessful at least once every five years.
  3. Follow the data to modify or, if warranted, abandon upzoning.

Thank you for providing this resident opportunity to make comments on the *Home in Tacoma Phase Two* process.

Sincerely,  
Cheri Solien  
Chair of the West End Neighborhood Council

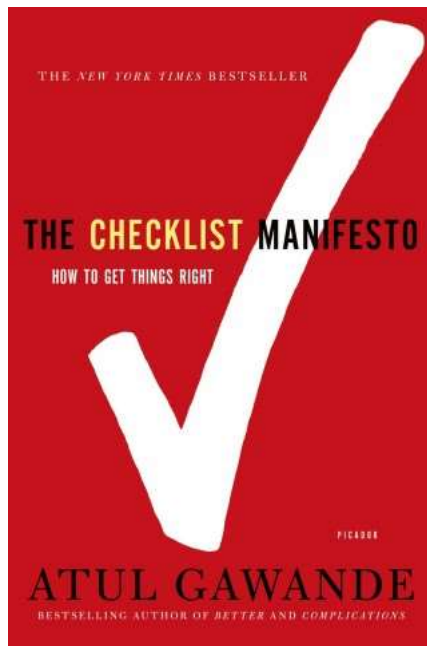
Atul Gawande  
(<http://atulgawande.com/>)

# The Checklist Manifesto

How to Get Things Right

[BOOKS \(HTTP://ATULGAWANDE.COM/BOOKS/\)](http://atulgawande.com/books/)   [ARTICLES \(HTTP://ATULGAWANDE.COM/ARTICLES/\)](http://atulgawande.com/articles/)   [RESEARCH \(HTTP://ATULGAWANDE.COM/RESEARCH/\)](http://atulgawande.com/research/) |

[ABOUT \(HTTP://ATULGAWANDE.COM/ABOUT/\)](http://atulgawande.com/about/)   [EVENTS \(HTTP://ATULGAWANDE.COM/EVENTS/\)](http://atulgawande.com/events/)   [MEDIA \(HTTP://ATULGAWANDE.COM/MEDIA/VIDEOS/\)](http://atulgawande.com/media/videos/)



## Press

Interview on The Daily Show with Jon Stewart (<http://gawande.com/uncategorized/daily-show>)  
Surgical Safety Checklist on NBC's ER (<http://www.safesurg.org/er.html>)  
Newshour Interview ([http://www.pbs.org/newshour/bb/health/jan-june10/gawande\\_02-08.html](http://www.pbs.org/newshour/bb/health/jan-june10/gawande_02-08.html))  
New York Times review ([http://www.nytimes.com/2009/12/24/books/24book.html?\\_r=1&ref=health](http://www.nytimes.com/2009/12/24/books/24book.html?_r=1&ref=health))  
Interview with Time Magazine (<http://www.time.com/time/health/article/0,8599,1950892,00.html>)  
Washington Post review (<http://www.washingtonpost.com/wp-dyn/content/article/2010/01/15/AR2010011501390.html>)  
Salon Interview ([http://www.salon.com/news/healthcare\\_reform/index.html?story=/books/int/2010/02/atul\\_gawande\\_checklist](http://www.salon.com/news/healthcare_reform/index.html?story=/books/int/2010/02/atul_gawande_checklist))  
New York Times Sunday Book Review (<http://www.nytimes.com/2010/01/24/books/review/Jauhar-t.html>)  
Atul's Response ([http://www.nytimes.com/2010/01/31/books/review/Letters-t-CHECKINGITW\\_LETTERS.html?scp=7&sq=gawande&st=cse](http://www.nytimes.com/2010/01/31/books/review/Letters-t-CHECKINGITW_LETTERS.html?scp=7&sq=gawande&st=cse))  
NPR's Morning Edition (<http://www.npr.org/templates/story/story.php?storyId=122226184>)  
Diane Rehm Show (<http://wamu.org/programs/dr/10/01/06.php#29280>)  
New Haven Advocate review (<http://newhavenadvocate.com/arts-literature-articles/check-please.html>)  
Seattle Times review ([http://seattletimes.com/html/books/2010737113\\_br08checklist.html](http://seattletimes.com/html/books/2010737113_br08checklist.html))  
800 ceo read review ([http://800ceoread.com/advanced\\_search?utf8=%E2%9C%93&title\\_search=the+checklist+manifesto&author\\_search=atul+gawande&sort\\_with=DE](http://800ceoread.com/advanced_search?utf8=%E2%9C%93&title_search=the+checklist+manifesto&author_search=atul+gawande&sort_with=DE))  
Bloomberg review ([http://www.bloomberg.com/apps/news?pid=20601088&sid=a88b\\_yggIXDc](http://www.bloomberg.com/apps/news?pid=20601088&sid=a88b_yggIXDc))  
Financial Times review (<http://www.ft.com/cms/s/0/405329fe-fb04-11de-94d8-00144feab49a.html>)  
San Francisco Chronicle review (<http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2010/01/15/DD4S1BGE73.DTL>)  
The Economist review ([http://www.economist.com/books/displaystory.cfm?story\\_id=15268786](http://www.economist.com/books/displaystory.cfm?story_id=15268786))  
Wall Street Journal review (<http://online.wsj.com/article/SB10001424052748704320104575015294037289412.html>)  
The Independent review (<http://www.independent.co.uk/life-style/health-and-families/health-news/surgical-safety-without-this-checklist-i-would-have-killed-a-man-1886348.html>)  
The Health Care Blog review ([http://www.thehealthcareblog.com/the\\_health\\_care\\_blog/2010/02/gawandes-checklist-manifesto.html](http://www.thehealthcareblog.com/the_health_care_blog/2010/02/gawandes-checklist-manifesto.html))

## Malcolm Gladwell's review of The Checklist Manifesto



Over the past decade, through his writing in *The New Yorker* magazine and his books *Complications* and *Better*, Atul Gawande has made a name for himself as a writer of exquisite detail. *Manifesto*, begins on familiar ground, with his experiences as a surgeon. But before long it becomes clear that he is really interested in a problem that afflicts virtually every aspect of modern life. It has been years since I read a book so powerful and so thought-provoking.

Gawande begins by making a distinction between errors of ignorance (mistakes we make because we don't know enough), and errors of ineptitude (mistakes we made because we didn't know enough). These errors, and he walks us through a series of examples from medicine showing how the routine tasks of surgeons have now become so incredibly complicated that mistakes of omission or commission are inevitable. He forgets to ask a key question or, in the stress and pressure of the moment, to fail to plan properly for every eventuality. Gawande then visits with pilots and the people who build ships, showing through the key steps in any complex procedure. In the last section of the book, Gawande shows how his research team has taken this idea, developed a safe surgery checklist, and

The danger, in a review as short as this, is that it makes Gawande's book seem narrow in focus or prosaic in its conclusions. It is neither. Gawande is a gorgeous writer and storyteller. We mean by expertise: that experts need help, and that progress depends on experts having the humility to concede that they need help.

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## New York Times' Freakonomics Blog review

If there is one topic that I have no natural affinity for, it is checklists. I don't use checklists. I'm not interested in checklists.

Yet, against all odds, I read Atul Gawande's new book about checklists, *The Checklist Manifesto* in one sitting yesterday, which is an amazing tribute to the book that Gawande has written. It is the best book I've read in ages.

The book's main point is simple: no matter how expert you may be, well-designed check lists can improve outcomes (even for Gawande's own surgical team). The best-known user of checklists arose among pilots.

Even more interesting are the stories about Walmart's response to Hurricane Katrina, and the real reason why David Lee Roth used to demand that there be a bowl of M&M's with

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**The Checklist Manifesto is a New York Times, Wall Street Journal, USA Today, Entertainment Weekly, Washington Post, Los Angeles Times, Boston Globe, and Sa**

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**From:** [Robert Spivey](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 11:05:06 AM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Robert Spivey  
bobespivey@gmail.com  
619 N Ainsworth Ave  
Tacoma, Washington 98403

**From:** [Laura Stahl](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Thursday, April 28, 2022 4:25:51 PM

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Thank you for your consideration.

Laura Stahl  
galaxiesareenormous@yahoo.com  
324 N G St  
Tacoma, Washington 98403

**From:** [Heidi S.](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Planning](#)  
**Subject:** HIT Phase II, Public Hearing written comments  
**Date:** Saturday, April 30, 2022 10:20:21 PM

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To: Tacoma Planning Commission

**Please decline this proposed design schedule, and slow the process of HIT Phase II review.**

RE: Home in Tacoma Phase II, Public Hearing Comments

Although I've heard the Planning Department's presentation a number of times now, I'm not yet clear on what, exactly, is being proposed for HIT Phase II -- the design concepts still seem quite broad and vague.

First, though, during HIT Phase I both the Planning Department and Planning Commission had stated in an April 2021 meeting that HIT will not create "affordable" housing, just "more" housing, and the City Council later confirmed that plans for affordability will only result from completely separate projects. A similar concept was reiterated again at a March 2022 City Council meeting, when it was clarified that the MFTs also do not result in "affordable" housing but into only (some) "adjusted-rate" units (most being "market-rate") with even those few temporarily reduced-cost units still not obtainable for low-income residents.

Second, last year, it was repeatedly stressed that the city had to approve Phase I by June of 2021. It took some time to unveil that this was due to a simple \$100K state grant which did not dictate any certain number of units (although it had been misleadingly suggested as such), and now there's a second such grant again creating false urgency for Phase II.

I mention this because, again, although presented as if Tacoma was "required" by the state for zoning changes and increased density, it has been since clarified this is not so. The state "encourages" this but not how it's to be done; that can be left to cities to plan accordingly for each city's own needs, and our Buildable Lands Report indicated no need for any rezoning, at all, since there is ample available space for new development.

However, having accepted those grants not only dictates an overly-rushed schedule but also the misperception that land-use changes were needed at all, as well as HIT Phase II design standards again being approved within another incredibly and unnecessarily fast deadline.

As of yet, I still haven't been provided the details of the second grant (is it meant solely for community outreach? does it require complete design guidelines? anti-displacement strategies? historic review? environmental protection? what action, exactly, has to be taken?) but no matter what the specifics of it are, \$100K is not a good excuse to rush this process instead of slowing down and doing it correctly.

Considering the tremendous impacts, unanswered questions and unknown consequences, we should not be letting a mere \$100K dictate such fast-tracking. Additionally, it should always be a red-flag when the loudest proponents are those who stand to financially benefit (not focused on what's best for our city, the currently houseless or long-term livability). It's also quite concerning that some of the same people who will personally profit from HIT new construction are themselves on the Urban Design Committee and Permit Advisory Task Force.



In reality, we don't need "more" housing (on any given day there are over a thousand rental units available in Tacoma); what we do need is affordable housing. History has shown that affordable housing is never accomplished through for-profit building, but we can create affordability through smart policy and working with existing structures... none of which is included in Home in Tacoma.

Sweeping rezoning from single-family to multi-family (without much more careful control) is instead destroying existing the buildings, mature trees and green spaces (sources of carbon absorption, the loss of which will contribute to greenhouse gasses) needed for low-income families. With the passage of HIT Phase I, developers will be able to build multi-family buildings nearly anywhere in the city which means outbidding a family needing a home/yard/trees, and viable houses are being demolished for corner-to-corner cheaply constructed box buildings (which builders also count-on needing to be rebuilt within a short amount of time) while our landfills are already overflowing from mostly construction debris (according to city/county data). The new, tiny apartments being created are expensive and require more resources (such as a kitchen in every unit, as opposed to a house with one kitchen for many people), and low-income people are being forced into life-long rents instead of being able to purchase a house to gain equity... this is the definition of modern-day redlining and the opposite of our Climate Action Plan.

I do believe there is a need for proper density in a city while assuring affordability and sustainability, but that is not what private developers care about nor will produce on their own. Sacrificing Tacoma to unlimited density has also not stopped Pierce County from promoting their own rural development plans. Much more community awareness and resident input is what's needed, for neighborhood-by-neighborhood review, as well as better cross-county coordination.

I also do believe this Planning Commission sincerely wants inclusive neighborhoods and affordable housing within Tacoma, but to do so successfully will take truly thoughtful planning for sustainability. So, I'm appealing to this commission to reject the idea of a paltry \$100K being the reason to push-through an underdeveloped plan. We can create affordability and density while also preserving neighborhood characteristics, social justice and urban biodiversity... but only if we slow this process and take control of it, ourselves, instead of letting small grants and private profits misguide us.

As Planning Commissioners appointed to represent the people of Tacoma, please don't let private developers bulldoze over what should instead be appropriate and careful city planning. This currently proposed design schedule can and should be discarded and rescheduled for a more appropriate and far more thorough and inclusive HIT Phase II review.

Thank you,  
Heidi Stephens

.

**From:** [Cynthia Stewart](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Wung, Lihuang](#); [Planning](#); [Barnett, Elliott](#)  
**Subject:** Comments to Planning Commission - Home in Tacoma Phase 2  
**Date:** Saturday, April 30, 2022 2:37:34 PM  
**Attachments:** [home in tacoma - planning commission comments 4-30-22.pdf](#)

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The attached letter are comments from the League of Women Voters regarding Home in Tacoma Phase 2 for consideration by the Planning Commission. Please do not hesitate to reach out to me if you have any questions about these comments.

Thank you—

--Cynthia Stewart, President

League of Women Voters of Tacoma-Pierce County



April 30, 2020

Anna Peterson, Chair; and Members  
Planning Commission  
City of Tacoma  
Tacoma Municipal Bldg.  
747 Market Street  
Tacoma, WA 98402

Emailed to: [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org)

Re: Public Comment – Home in Tacoma Phase 2

Dear Chair Peterson and Planning Commission Members:

The following comments relate to the proposed Home in Tacoma Phase 2. The League of Women Voters has been following this issue with great interest because of our extensive work on the affordable housing and homelessness issues. The League cannot support or oppose proposals unless the statements are consistent with our adopted positions, which are derived from detailed studies and membership consensus. Excerpts from our relevant positions include the following:

- Housing. Housing is a human right. The League supports the use of inclusionary housing and increased density to increase affordable housing stock. Additional benefits, such as reductions in urban sprawl, pollution, and traffic congestion can be achieved by implementing:
  - Missing middle housing
  - Infill housing (tiny houses, ADUs, and DADUs)
  - Single Room Occupancy (SRO) units,
  - Shared housing, and
  - Creative, low-cost pilot projects
- Transportation. Transportation projects and programs should be prioritized to develop a balanced and seamless transportation system. Population, topography, location of transportation facilities, community livability and character, jobs/housing balance, environmental impacts, social factors, energy consumption and political realities must be considered. Transportation is an important basic public planning tool, and should be consistent with regional and local long range growth management plans and adopted local land use plans. Transportation is a state, regional and local responsibility that requires coordination, cooperation and communication to develop regional plans.
- Climate Change. The League supports climate goals and policies that are consistent with the best available climate science and that will ensure a stable climate system for future generations. We note that transportation is the largest single generator of Greenhouse Gas emissions in this region and for that reason are emphasizing the need for significant reduction in automobile use.

Home in Tacoma will affect housing in the City for several decades. Consequently, it should be implemented with a forward-view, anticipating future needs as well as current ones. In particular, the need to reverse the relative use of automobiles vs transit; and the need to provide services where people live, in order to avoid any vehicle requirements, must be included in the implementation and zoning.

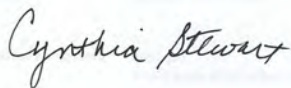
The issues that Tacoma and all other jurisdictions will be dealing with over the next 20 years include not just the need for increased housing units, particularly those affordable to lower-income families, but also the necessity of addressing climate change. Avoiding automobile use is more important now than ever before. And to the extent that missing middle housing allows more possibility for integrating lower-income families into current middle-class neighborhoods, those new residents will need access to inexpensive transportation to their work.

As you proceed with the implementation of Home in Tacoma, the League of Women Voters encourages you to go beyond what has been outlined in Phase 1 in the following ways:

- Add provisions for expansion of transit service beyond existing routes. While transit routes are not a City responsibility, it is imperative that transit be expanded in the city and that the city not just rely on current routes for planning residential development.
- Allow limited mixed use developments, not just missing middle housing, so that neighborhood residents to have services within walking distance. Small grocery stores (not convenience stores) and small local businesses should be allowable to a limited extent in every neighborhood so that people can walk to them and not have to use either a car or a bus.
- Provide for walkability in every neighborhood. Assure that redevelopment always includes renovations, if needed, to make walking to school, services and parks feasible and accessible for children, the elderly and disabled.

Thank you for your consideration.

Sincerely,



Cynthia Stewart, President

cc: Elliott Barnett, Senior Planner  
Lihuang Wung, Senior Planner

**From:** [Damen Jeg](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma Phase 2 Written Comment  
**Date:** Friday, April 29, 2022 3:57:02 PM  
**Attachments:** [image001.png](#)  
[TPCAR Phase 2 Comment.docx](#)

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Hello there,

I'd like to submit written comment on behalf of the Tacoma Pierce County Association of Realtors regarding Phase two of Home in Tacoma.

Thank you for your time and consideration,

Damen Jeg

**P:** 253-627-8671



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2550 South Yakima Avenue, Suite C  
Tacoma, WA 98405  
Ph: (253) 473-0232  
Fax: (253) 473-0535  
[www.TPCAR.org](http://www.TPCAR.org)

The Tacoma Pierce County Association of Realtors (TPCAR) believes home ownership needs and opportunities must be at the heart of Phase 2 of Home in Tacoma. Home ownership provides countless benefits to our communities, and to the homeowner as well.

While public comment is reviewed, and the next phase of Home in Tacoma is shaped, TPCAR would like the City's Planning Commission to consider adding several new tools to increase the opportunity for home ownership in the City of Tacoma. Some of those tools should include fee simple estates and transfer of development rights as methods creating the housing inventory Tacoma is in dire need of.

Fee simple estates and the opportunity to transfer development rights are underutilized practices that will spur development of new and attainable housing throughout the city. Fee simple estates allows for large, oversized lots to be broken down into multiple smaller lots, creating multiple sizeable houses in place of what was once a larger property, providing housing for multiple families in place of a lone house. These types of developments can and should be done in a manner consistent with the character of Tacoma's neighborhoods.

Transfer of Development Rights can also serve as a creative path forward to increasing housing stock in the city of Tacoma. TDR programs can allow for development rights to be bought and sold on an independent market. For example, development rights can be sold in a rural region and in turn a developer can purchase these rights in order build more than the zoning base density in an urban region. Making a measurable impact on the housing deficit in Tacoma will require implementing new methods of development like the ones listed above. Our membership at TPCAR believes these practices are great tools for providing access to attainable housing in Tacoma.

Increasing the number of owned homes in Tacoma is not only paramount to ensuring the City remains one where opportunities for all exist, but can benefit all residents. Home ownership is shown to lead to a reduction of crime in the community, improvement in civic engagement of community members, increases the success of children in schools, and can contribute to an overall healthier public. Personal wealth can also be increased through home ownership - the average homeowner has \$255,000 in personal wealth versus only \$5600 for non-home owners.

The Tacoma Pierce County Association of Realtors stands ready to be a resource to the City's Planning Commission and we are prepared to offer expertise through our



For over 100 years, TPCAR has united real estate professionals in Pierce County, serving as a resource center and localpolitical advocate for the mutual benefit of REALTORS and their clients



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membership to help inform the commission as to how Phase 2 can successfully integrate new housing supply and more homeownership opportunities in Tacoma.

Thank you for your consideration.



For over 100 years, TPCAR has united real estate professionals in Pierce County, serving as a resource center and local political advocate for the mutual benefit of REALTORS and their clients

## DON'T SEATTLE MY TACOMA: Home In Tacoma Is Back With Phase 2



This 3-story multi-housing unit at 638 N. Prospect, inserted in open space next to a Victorian home, illustrates an example of newly built low-scale housing infill with reduced setbacks.

Fri, Apr 08, 2022

Home in Tacoma is back before the Tacoma City Council, as Phase 2 begins and the city's Planning Commission invites community input at a virtual public hearing on April 20. Written comments are being collected until April 30.

After gathering comments from the public on Phase 2, the Planning Commission will finalize the project scope of work and says that it will take recommendations from the community into consideration. From there, the commission will focus on community engagement and analysis of new housing growth strategy through zoning, standards, affordability and anti-displacement steps, and actions to support housing growth across the city.

The Phase 2 public hearing will focus on numerous proposed actions that residents can weigh in on: allowing more housing types throughout Tacoma's neighborhoods such as duplexes, triplexes, cottage housing and, in some

cases, fourplexes and small multifamily housing; allowing mid-scale multifamily housing in areas close to shopping and transit; updating design standards so new housing complements existing neighborhoods; strengthening policies and programs to make housing more affordable; and strengthening anti-racism and anti-displacement policies and programs.

The City Council adopted Ordinance 28793 last December, approving the Home in Tacoma Project-Phase 1 package. This set in place the vision and policies to move forward to Phase 2, which will delve deeper into what Home in Tacoma will look like and how it is intended to fit in our city's neighborhoods.

Under the Home in Tacoma plan, all single-family neighborhoods will be rezoned to allow "low-scale" developments such as duplexes, triplexes, and townhouses, and at least 20% of neighborhoods will be rezoned for mid-scale that includes these housing types and additional types of housing three to four stories tall.

"I think it will bring much-needed vibrancy to our communities," said councilmember Joe Bushnell. "The current proposal that has the higher density buildings on the transit corridors and slowly tapers off to smaller building sizes as you move into neighborhoods makes sense to me."

Among his concerns is whether infrastructure like sewer and water, and the school system, can handle the city population growth that will come with new housing.

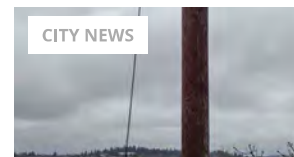
"I feel like we can't neglect those big pieces of it as we build out. You can't just slap a bunch of buildings together and have people show up without everything else underneath taken care of," he said.

Preserving greenspace is also important to Bushnell, especially in the southend and South Tacoma where greenspaces are already limited.

Tacoma citizens concerned about Home in Tacoma are focusing largely on the mid-scale component. Residents in established neighborhoods who are speaking out say that the character and quality of where they live will be drastically changed when mid-scale housing structures start coming in. They cite a range of issues: new construction not in line with a neighborhood's existing aesthetic, increased traffic, parking problems, noise, and the loss of tree canopy as trees are taken down to make way for new housing projects.

### FEATURE NEWS

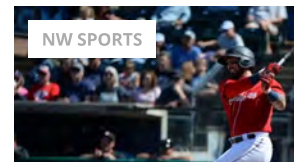
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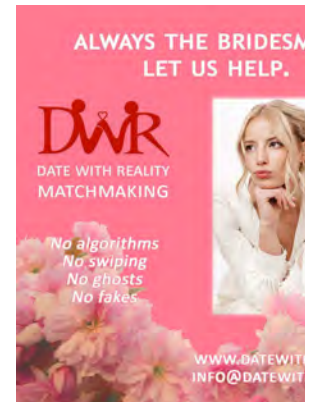
#### New ORCA system for







AD: wow (11-99)



A petition at [change.org](https://change.org) ([chng.it/bvgrYMff8r](https://chng.it/bvgrYMff8r)) and the website [dontseattlemytacoma.com](https://dontseattlemytacoma.com) detail some residents' viewpoints on Home in Tacoma. They are calling for mid-scale to be put on hold and focus city staff resources on taking the steps essential to getting low-scale zoning right.

In May of last year, two Tacoma Planning Commission members at that time, Carolyn Edmonds and vice-chair Jeff McInnis, and current member Ryan Givens wrote a letter to mayor Victoria Woodards and the city council outlining their reasons for not fully supporting Home in Tacoma.

Their letter states: "...The haste with which Home in Tacoma has been compiled and moved forward is a concern shared by all of us and the underlying reason for all of our...concerns.... This matter is much too important for us to get wrong."

While Edmonds, McInnis and Givens acknowledge the need for more affordable housing in Tacoma, they say that Home in Tacoma will not bring such housing because it provides no encouragement for developers to seek lower cost real estate, nor does it provide any relief from development costs such as permits.

"It's all well and good to create more available housing options to be built, but if we don't at the same time address the owner's regulations surrounding the building and how much time it takes to get permits processed, the costs just go up for the builder," Edmonds said.

The potential for Home in Tacoma to change the character and appeal of neighborhoods rests on multi-family housing infill with reduced setbacks sandwiched between architecturally historic homes. Residents want city staff to partner with the people who live in specific neighborhoods to create plans tailored to the needs of these individual neighborhoods. They also want the Planning Department to create design standards sensitive to neighborhood context and a public, citizen-based design review process.

Something that Home in Tacoma has not been accentuating is homeownership. The focus has been much more on rentals, which Homeownership Center Northwest board member Kyle Price believes is a mistake. He said that while the national average of homeownership is around 65 percent, it's in the low 50s in Tacoma and closer to, but not at, the national average in Pierce County. Being below the national average means that the city and county are losing a lot of money each month as rental payments are sent to property owners who live out of town and out of state.

"Every month, millions of dollars go into pockets of people or corporations who don't have a presence really in Pierce County," he said. "We're currently in a situation where the balance in Tacoma and Pierce County is tilted too far to rentals and too much money is getting sucked out of our county."

Price pointed out that there are ways to bring the homeownership option into Home in Tacoma, which could help alleviate some of the pushback the plan is getting. For example, low-scale zoning could include row houses for sale that match the character of the neighborhood they're in and would attract more permanent residents with longterm interest in, and connection to, the neighborhood.

"If you were to put four row houses on a lot instead of a fourplex rented by somebody who lives in Arizona, it's four individual row houses that are sold separately and I think you would get a different response from people, especially if the houses are designed as nice, traditional kinds of row houses that people think of with older neighborhoods because those houses would fit right in," he said.

These homeowners would be paying into the city tax rolls and making an investment for themselves and their family. Price said that he pays about as much, or less, for his house payment in the northend than what is being charged for a small studio apartment being offered in new "affordable housing" construction happening in Tacoma.

"If you have a \$250,000 house, their mortgage payment is the same as rent would be. People assume that homeownership is somehow unattainable but that's not true. It's a myth that it's for wealthy people. You can create affordable properties that people can own at the same price they would be renting, and the money goes back into their pocket to some degree and stays here in the

county. There are real ways that Home in Tacoma could support that. It's just a matter of figuring out the kind of language that allows it to happen."

The non-profit Homeownership Center Northwest has been a resource for homeownership in Tacoma since 1993. Its team renovates and restores properties and builds new housing for the affordable housing market, and helps low-income people of diverse cultures and demographics navigate the complexities of purchasing their first home, working as an advocate on their behalf.

Information on how to join the April 20 public meeting via Zoom is at the city's Planning Commission webpage ([tinyurl.com/y79j8waj](https://tinyurl.com/y79j8waj)) and more can be learned at [cityoftacoma.org/homeintacoma](https://cityoftacoma.org/homeintacoma).

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## EDITORIALS



### Let Us Never Forget Our Solemn Pledge

By Joseph Reagan On Memorial Day, 1945, the war in Europe had ended but the fighting in the Pacific continued. Lt. Gen. Lucian Truscott voiced remarks at the Sicily-Rome American Cemetery at Nettuno, Italy. [MORE...](#)

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**From:** [Ryan Talen](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Wednesday, April 20, 2022 10:49:38 AM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.



-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Ryan Talen  
ry.talen@gmail.com  
4301 East F Street  
Tacoma, Washington 98404

## Barnett, Elliott

---

**From:** Planning  
**Sent:** Sunday, May 1, 2022 2:44 PM  
**To:** Home In Tacoma  
**Subject:** FW: Home in Tacoma

### LIHUANG WUNG

Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682

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**From:** Tara <reproducehealth@gmail.com>  
**Sent:** Saturday, April 30, 2022 11:51 PM  
**To:** Planning <planning@cityoftacoma.org>  
**Subject:** Home in Tacoma

I would like to share my concerns on the Home in Tacoma Project as it is reaching its final phases. In the spirit of minimizing impact on existing neighborhoods, I respectfully request that the mid-scale zone not transition farther than ½ a block off of 6<sup>th</sup> Avenue.

The current multi-use center in the central 6<sup>th</sup> Avenue business district spans 2 blocks north and south of 6<sup>th</sup> Ave.

I make this request for purposes of safety, infrastructure, traffic, lack of amenities (parks, groceries, transit, etc. as found between/around 12<sup>th</sup> and 19<sup>th</sup> Ave. for instance) as well as to limit the destruction of many of the historic homes in the neighborhoods - both aims of the project to be "compatible" with existing neighborhoods and protect historical "goals and policies."

The areas north and south of the central 6<sup>th</sup> Ave business district (and much of Hilltop) were not considered favorable on redlined maps and have not had the means over time to preserve themselves as "historic districts" the way official areas have been able to. In spite of this fact, the value and contribution of preserving them is as significant as official historic districts.

Further, to maintain compatibility with existing neighborhoods, I recommend that the dwellings per acre increase only 10% for each ½ block (from the final recommendation for low-scale) as it transitions to mid-scale with the entire mid-scale dwelling/acre be allowable only on the ½ block from any major transit corridor - but not in the centers surrounding those transit corridors.

Within these areas of increased planned density I ask the city to promote and invest in infrastructure, amenities such as groceries, access to parks, libraries, schools and walkability (traffic calming measures, protected bike lanes, etc.) – all of which do not currently exist in the central 6<sup>th</sup> Ave. business district.

Lastly, I ask that you take all the measures you can to ensure that we will not simply become a more affordable place for people from Seattle to move to, that business and economic opportunities will be developed in Tacoma so that Tacomans can live, work, learn and thrive here and not have to move further out for affordability, quality or employment opportunities.

With gratitude,

Tara in the Central District

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**From:** [Jeff H Tepper](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Hines, John](#)  
**Subject:** Comments on Phase 2  
**Date:** Saturday, April 16, 2022 5:26:19 PM

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Dear Home in Tacoma,

I am writing to share the following thoughts and concerns regarding the proposed zoning changes for Tacoma.

1. The goal of planning for growth should not be solely to house more people, or just to provide more housing options, it should also consider quality of life. This includes access to shopping, green spaces, community gardens, etc. In the Proctor District, as new apartment buildings go up, we are losing the kinds of “everyday” businesses (e.g., dry cleaners, locksmith, karate studio) that make this a self-contained (walkable) community.
2. The business district in Proctor occupies a finite area with limited parking. This is particularly an issue at the two grocery stores because it is not realistic to assume that people will walk more than a few blocks (if at all) carrying their groceries, and taking the bus is not a viable option. This kind of shopping/parking ‘bottleneck’ needs to be factored in when permitting denser housing.
3. The permitting process should consider not only compatibility with adjacent properties but also how much housing density has already increased in the vicinity. This relates to my previous point. Proctor will soon have five six-story apartment buildings, which will dramatically increase pressure on parking and wait times at restaurants and businesses.
4. The ongoing construction of a six story apartment building next to the Post Office on N 27<sup>th</sup> Street appears to violate the ‘promise’ that new development will be compatible with the surrounding properties. This building is adjacent to, and will tower over, two story homes! How would you feel if your property was ‘suddenly’ deprived of direct sunlight and privacy? To [re]build trust in the community it would be helpful to know what factors made this project permit-worthy. Looking ahead, it would be even more helpful to see examples (drawings) of what would, and what would not, be considered permit-worthy in different situations.
5. Residential yards have value to the community as a whole. They reduce runoff, absorb nutrients and contaminants that would otherwise flow into the Sound, mitigate the urban heat island effect, offer a safe place for children to play outside, provide habitat for beneficial insects, birds, etc., etc. It should be possible to increase housing density in single-family home neighborhoods without eliminating yards. They are compatible with duplexes or even triplexes and should be a factor, or even a requirement, for permit approval in residential neighborhoods.
6. The world is full of cities that are “architecturally scarred” as a result of inadequate zoning guidelines. We only get one chance to avoid this. Tacoma has protected many beautiful downtown buildings and balanced old with new; please show the same level of concern and appreciation for other neighborhoods in our city.

Sincerely,

Jeff Tepper

3718 N 30<sup>th</sup> Street



**From:** [Jeff H. Tepper](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Hines, John](#)  
**Subject:** Phase 2 comments and "shopping deserts"  
**Date:** Wednesday, April 27, 2022 10:46:15 AM

---

Dear Home in Tacoma,

One of the long-term goals for the city, I'm sure, is to make it easier for residents to live without a car. This is evident for example in the permitting of apartment buildings that have fewer parking spaces than apartments and in the proposed zoning change that would allow apartment buildings along bus routes. I would like to offer an additional suggestion that supports this goal.

I live in the Proctor District and for years one of the attractions of living here has been that, with the exception of a hardware store, most 'essential businesses' are within walking distance: grocery stores, barber shop, dentist, dry cleaners, shoe repair, clothing stores, banks, gym, locksmith, post office, etc. We are now losing this balance. For example, both dry cleaners will soon be gone, the locksmith is gone, the sporting good store is gone, and I'm sure it's only a matter of time before we lose small businesses like the shoe repair. In their place we now have four real estate offices (one advertising property in Barcelona). These are high-dollar-per-square-foot businesses, but they do not serve the broader community. We are in danger of becoming a shopping desert (the retail equivalent of a food desert, where no healthy options are available). The city offers tax incentives to developers to build more housing – I believe there should be a similar program to help small retail businesses stay in areas like Proctor, where rents and population density are skyrocketing.

Planning for future growth must consider more than just housing; we also need to consider where people will shop and how those decisions can reduce reliance on private cars.

Sincerely,

Jeff Tepper  
3718 N 30<sup>th</sup> Street

**From:** [Adam Reichenberger](#)  
**To:** [Home In Tacoma](#); [Barnett, Elliott](#)  
**Cc:** [Evan Smith](#)  
**Subject:** Written Comments: Scope of Work  
**Date:** Friday, April 29, 2022 1:33:57 PM  
**Attachments:** [TPCHD Written Comments HTP2 SOW.pdf](#)

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Good afternoon,

I have attached written comments for the Planning Commission's Home in Tacoma Phase 2 Scope of Work. We appreciate all the hard work folks have already put into this process, and we look forward to continuing to be a supportive partner in Phase 2. Please reach out with any questions you may have.

Thank you,

Adam Reichenberger (he/him)  
Housing Policy Coordinator  
Environmental Health  
(253) 405-8244 c • [areichenberger@tpchd.org](mailto:areichenberger@tpchd.org)  
[www.tpchd.org](http://www.tpchd.org)



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April 29, 2022

Commissioners,

We've reviewed the Draft Scope and Assessment Report for Home in Tacoma Phase 2. The following is a list of our recommendations and comments. We are available to discuss any questions or concerns and are grateful for the opportunity to weigh in.

### Equity

We recognize the commitment to equity embedded in the policies guiding this scope of work, and the strong track record of this commission and city staff in producing equitable outcomes. In addition to this foundation, *we encourage the city to be more intentional with its stated equity goals*. Equity is missing entirely from the 11 items in the scope of work required of Ordinance 28793 and the additional 5 potential actions suggested by staff. While it is clearly a guiding principle, we feel that it is not enough to simply count on it being part of the process. Equity undergirds each of the elements in the proposed scope of work, from the zoning changes to community engagement and anti-displacement. **In Phase 2, we encourage the city to be more intentional in its definition of equity: who is going to be centered, how, and what does success look like? (E.1.)**

**We encourage the city to intentionally elevate the voices of renters, those at risk of becoming or who are already unhoused, and other folks in our community who are perpetually excluded from homeownership. (E.2.)** This approach should inform the city's community engagement efforts throughout Phase 2 and beyond. Tacoma renters are disproportionately black, low-income or living with a disability. This already vulnerable community has been more impacted by COVID-19, and has benefited from fewer housing protections and benefits. Recent astronomical increases in home values have been a boon to homeowners, while renters are witnessing historic rent-hikes without receiving any added value for the cost. New research explicitly connects rising homeless rates with lagging housing supply. We encourage the city to engage those with lived experience as Home in Tacoma aims to correct this lag.

**An additional measure to ensure equitable housing policy would be for the city to assess strengthening its fair housing law to close loopholes that allow discrimination indirectly against targeted demographics, specifically around income-discrimination. (E.3.)**

### Scope of Work

1) Zoning changes for Low-scale and Mid-scale Residential designations

**We encourage the city to explore the use of minimum density requirements to ensure land is developed in accordance with the densities envisioned in Home in Tacoma and the Comprehensive Plan. (SW.1.1.)**

2) Design and Development Standards

**We encourage the city to assess the pros, cons and feasibility of adopting form-based codes or its hybrid to regulate missing-middle housing. This includes: (SW.2.1)**

- a. Clearly defining dwelling types permissible in low- and mid-scale residential

- b. Specifying the maximum building size/envelope without limiting the number of units within the building
  - c. Regulating form and scale of the area by specifying height, width, and depth of buildings
  - d. Altering parking limits to be a certain maximum per unit
- 3) Development of an anti-displacement strategy  
 As members of the AHAS Technical Advisory Group we've been a supportive partner as city staff develop an anti-displacement strategy. This policy effort, while robust, could again benefit from being more intentional in its language as it's finalized in Phase 2. **We encourage the city to be more intentional in the language and intent of the proposed anti-displacement strategies. (SW.3.1.)** Doing so, will not only support equity in these policies, but will also provide the city with milestones and markers to measure success. **Once defined, we encourage the city to partner with those communities determined to be most at risk of displacement in finalizing its strategies. (SW.3.2.)**
- 4) Affordability  
**We encourage the city to integrate affordable housing into all neighborhoods, *particularly* in our complete, compact and opportunity-rich neighborhoods. (SW.4.1.)**  
  
**We encourage the city to assess the feasibility of *inclusionary zoning* in our high-opportunity neighborhoods to require affordable housing in otherwise would-be market-rate developments. (SW.4.2.)**  
  
**We encourage the city to assess how the new HUD AMI definitions will impact our current affordability tools. (SW.4.3.)**  
  
**We encourage the city to assess its job-housing match in mixed-use compact areas to ensure housing is affordable for workers nearby. (SW.4.4.)**
- 5) Infrastructure, Services and Urban Services  
  
**We encourage the city to include grocery stores and other food outlets, postal services, safe sidewalks and routes to schools, libraries, parks/open space and transit under the umbrella of Urban Services, when assessing concurrency needs of infrastructure and services. (SW.5.1.)**
- 6) --
- 7) Green, sustainable, climate-resilient housing  
**We encourage the city to assess the pros, cons and feasibility of instituting a habitability standard in rental units as a conduit to ensuring climate-resilient housing. (SW.7.1.)** The National Healthy Housing Standard provides robust, easily adaptable healthy housing codes to amend current rental housing codes. While the stated intent of these codes is to improve individual health and ensure that affordable housing isn't only affordable because it is unhealthy to live in, there is substantial overlap with climate resiliency and sustainability.

8) Physical accessibility

**The aforementioned habitability standards will also support physical accessibility of the premises, and we encourage the city to explore the use of these healthy housing codes to meet these goals simultaneously. (SW.8.1.)** This will allow community members to more easily age in place and/or remain in place with a physical challenge which will further support the city's anti-displacement efforts, particularly for these highly vulnerable populations.

9) --

10) --

11) --

## Barnett, Elliott

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**From:** Cynthia Bertozzi Turco <cbturco@nventure.com>  
**Sent:** Friday, April 15, 2022 3:06 PM  
**To:** Barnett, Elliott  
**Subject:** RE: HiT Questions

Elliott

Thank you You have my permission to place in public record since someone else might benefit from the information.

Cindy

Hi Cindy,  
Sorry for the delay...

Regarding your question about whether neighbors could organize and put in place a new covenant or HOA (for whatever purpose)... my understanding is that state law authorizes this. I'm not an attorney but I do not believe that the City could do anything legally to prevent this. On the other hand, the City also does not enforce such private agreements.

I hope that info helps.  
Elliott

Elliott Barnett, Senior Planner (he, him)  
City of Tacoma – Long Range Planning  
[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)  
747 Market Street, Room 345  
Tacoma, Washington 98402  
(253) 312-4909

Take our survey

From: Cynthia Bertozzi Turco  
Sent: Friday, April 15, 2022 10:21 AM  
To: Barnett, Elliott  
Subject: RE: HiT Questions

I've realized that I can answer my own question regarding covenants. That is, covenants is part of the contract of an HOA. Still an unanswered question in there though.

Cindy  
Elliott,

Thanks for the answers.

Just to clarify: What is the definition of waterfront property Does the house need to have a beach with sand/rocks and

water to be considered waterfront? Or does it also include a high-bank home with a water view?

You mentioned HOA's, but not specifically covenants. In terms of HiT, are they considered the same thing?

Suppose hypothetically, a block of homes (or an entire neighborhood) wanted to create an HOA or covenant with a governing Board to protect the collective interests of the community before HiT is implemented, would they be able to do so? If they could, would the affected homes need to be contiguous? That is, would one dissenting neighbor prevent the entire HOA/covenant from forming?

Thanks.

Cindy Turco

Hi Cynthia,

Not every single family lot has been designated as Low-scale or Mid-scale (and to clarify, none of the zoning has changed yet – that will happen in the upcoming Phase 2).

The areas designated as Low or Mid-scale are those which previously were Single-family or Multifamily Low-Density (which are 2 out of a total of 12 land use designations in our Comprehensive Plan). You're right – Shorelines were not affected, neither were Parks and Open Space, Major Institutions, Industrial, Downtown or Centers. There certainly are single-family houses in some of those areas. That said, the changes do apply to the majority of our single-family neighborhoods.

Regarding HOAs, the City does not have direct control over those so it's not clear that the City has any options. We will be studying that topic, but from what I understand it would take state legislative action to do anything that affects HOAs.

Keep the questions coming. With your permission, I'll include our exchange in the Planning Commission's public hearing comments.

Elliott Barnett, Senior Planner (he, him)

City of Tacoma – Long Range Planning

[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

Take our survey

From: Cynthia Bertozzi Turco

Sent: Thursday, April 14, 2022 9:04 AM

To: Barnett, Elliott

Subject: HiT Questions

Hi Elliott,

To confirm, has every single-family lot in the entire city been upzoned? Are there any waterfront exemptions?

What is the city's plan for dealing with areas (like the West Slope and Narrows) that have pre-existing HOAs and covenants that ban further development?

Thank you.

Cindy Turco



**From:** [Cynthia Bertozzi Turco](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Hines, Jennifer](#); [Daniels, Kiara](#); [Walker, Kristina](#); [McCarthy, Conor](#); [cherisolien@we-tacoma.org](mailto:cherisolien@we-tacoma.org)  
**Subject:** Home In Tacoma Phase 2 Public Submissions  
**Date:** Friday, April 29, 2022 10:59:17 AM  
**Attachments:** [Identifying the Scope of Home in Tacoma Phase 2.docx](#)

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Dear Planning Commissioners & Select City Council Members,

Our attached file provides the formal written testimony regarding the proposed scope of the Home in Tacoma Phase 2 plan from our West End Neighborhood Council HiT Phase 2 committee. The process was transparent. We publicly asked for volunteer members and accepted all who joined. Our committee consists of all of our Board members as well as at-large members. We include both men and women of varying ages. We held both in-person and ZOOM meetings. Based on independent research and discussion, we ultimately reached the consensus document you will find attached. We trust there will be additional opportunities to share our thoughts on implementation; we already have a document ready to send out to you, when the time comes, that offers very specific ideas about how the program can be implemented.

Thank you.

West End Neighborhood Council Hit Phase 2 Committee

**From:** [Cynthia Bertozzi Turco](#)  
**To:** [Home In Tacoma](#)  
**Subject:** HiT Phase 2 Notes for the Public Record  
**Date:** Friday, April 29, 2022 11:08:58 AM  
**Attachments:** [Identifying the Scope of Home in Tacoma Phase 2.docx](#)

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Dear Planning Commission Members,

You will find an attachment that encapsulates my recommendations about the scope of Phase 2. I hope that you will find a way to include all voices (not just the HiT supporters) in this next phase of HiT.

Thank you for reading my views and for considering a way to enact them.

Cindy Bertozzi Turco  
West End Neighborhood Council, Secretary

## Identifying the Scope of Home in Tacoma Phase 2

### I Proposed Public Engagement Process

#### A. Looking Back

The debate over Home in Tacoma has been a contentious process that has broken our community bonds. We need to acknowledge that all our residents share a commitment to growth, change, affordability, and equity. We have differing ideas about what course we should follow to achieve these shared goals. None of us deserves to be attacked for critiquing a plan, asking relevant questions, seeking real-life examples, and offering alternative approaches. Despite the lack of consensus regarding HiT, it is time to heal so that we can all work together to create a Tacoma that people will want to live and work in.

#### B. Moving Forward

In Phase II, we would like to see a transparent process that builds, rather than divides, the community. We request:

1. active citizen participation in the entire implementation progression of HiT, including the design review process
2. extensive use of in-person meetings (in both large city and small neighborhood groups) at various times in a format that provides for actual dialogue/conversation between the public and the government
3. a commitment from the city and consultants to receive and respond to community input in a civil, courteous manner
4. appropriate use of social media by elected leaders and government employees to avoid postings that embarrass others or discourage comment
5. proper use of surveys/questionnaires that allow for “n/a” or “none of the above” responses to ensure an accurate reflection of public views
6. the opportunity to speak for more than 90 seconds about a complicated issue with high stakes and to expect that our questions will be answered in a detailed, nuanced manner
7. a hope that everyone approaches this process with an open heart and mind, without preconceived conclusions, and is focused on the collective interests of the community, rather than on the concerns of special interest groups (which includes not only developers but also governmental agencies, non-profits, and political groups)
8. an expanded timeline that provides our planners and city officials with ample opportunity to formulate a plan to reduce the predatory role of investors (especially out-of-state companies) who continue to outbid individuals for existing homes and build new properties exclusively for the rental market

9. a willingness to shift away from upzoning if the assumptions used to justify upzoning do not hold true and/or the anticipated results will not achieve the desired outcome.

## **II. Implementation**

### **A. Maps & Design Process**

1. Identify existing neighborhood patterns for the entire city of Tacoma.
2. Suggest urban design elements for renovation and new construction, compatible with the general scale (height, width, setbacks), style, and yard patterns of individual neighborhoods.
3. Create a design review board for each neighborhood that includes at least three residents appointed by the Neighborhood Council from the area that is subject to review to ensure that visually a neighborhood character is retained.

### **B. Metrics for Accountability**

1. Collect demographic data from a variety of sources to determine the expected population of Tacoma in terms of household size, age, and income in five-year increments.
2. Collect data to determine what kind of housing residents need and want.
3. Assess the obtained data to project the expected needs and wants of Tacoma residents regarding housing, while realistically considering each household's budget.
4. Create an integrated approach (with appropriate incentives along with disincentives) to achieve the desired income, i.e, the right mix of housing stock throughout the city that meets those household needs and wants, within budgetary constraints of households and the city.
5. Establish performance benchmarks or criteria in each of several attributes, such as
  - Cost benefits
  - Breakdown of homeowners vs. renters
  - Breakdown of local and institutional investors vs. individual owners
  - Functionality
  - Aesthetics
  - Sustainability
  - Human and property safety/security
  - Accessibility
  - Vacancy rates
  - Historical preservation
6. Determine how to define and quantitatively measure each identified attribute.
7. Evaluate the date to conclude if the plan has been successful or unsuccessful at least once every five years.
8. Follow the data to modify or, if warranted, abandon upzoning.

## C, Housing Tenure

We want to incentivize the building of wealth through homeownership and to discourage the rental burdens associated with landlord development. Local landlords play a vital role in providing housing for those who need it and should be treated as partners, rather than adversaries; the money these local landlords collect in rents stays in the community. However, when outside institutional investors enter our housing markets, collected rents leave the community. We would like to ensure that potential homeowners can compete against the deep pockets of hedge funds. One way to level the playing field is to create an owner-occupancy requirement for at least one of the units in duplexes, triplexes, and fourplexes. For mid-scale development, we want to make sure that condos (preferably owner-occupied) are being built, not just apartments.

## Barnett, Elliott

---

**From:** Julie and Jay TURNER . . . . <juliejayturner@gmail.com>  
**Sent:** Thursday, April 14, 2022 2:25 PM  
**To:** Corso .  
**Cc:** Barnett, Elliott; Deborah Cade; Marshall McClintock  
**Subject:** Re: HiT Zoning Confusion in NSHD

Yes, Elliott, I wondered that, too, as well as the fact that you will need to do something about the west side of North 3rd - it takes in nearly half of the block!

Julie

On Thu, Apr 14, 2022 at 1:00 PM Corso . <[corso1965@live.com](mailto:corso1965@live.com)> wrote:

Elliott,

It appears that the same color is being used on the map to communicate the parcels assigned to the Mid-Scale Residential zoning policy and the parcels assigned to the High-Density zoning policy.

So, how are we supposed to distinguish the parcels regulated by the Mid-Scale Residential policy vs the High-Density zoning policy near the intersection of N. I St. and N. 3rd St.?

Geoff

NSHD

Sent from my Verizon, Samsung Galaxy smartphone

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---

**From:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>

**Sent:** Thursday, April 14, 2022 5:08:07 AM

**To:** Corso . <[Corso1965@live.com](mailto:Corso1965@live.com)>

**Cc:** Deborah Cade <[dlcade@comcast.net](mailto:dlcade@comcast.net)>; Jay and Julie Turner <[juliejayturner@gmail.com](mailto:juliejayturner@gmail.com)>; Marshall McClintock <[marshalm@g.com](mailto:marshalm@g.com)>

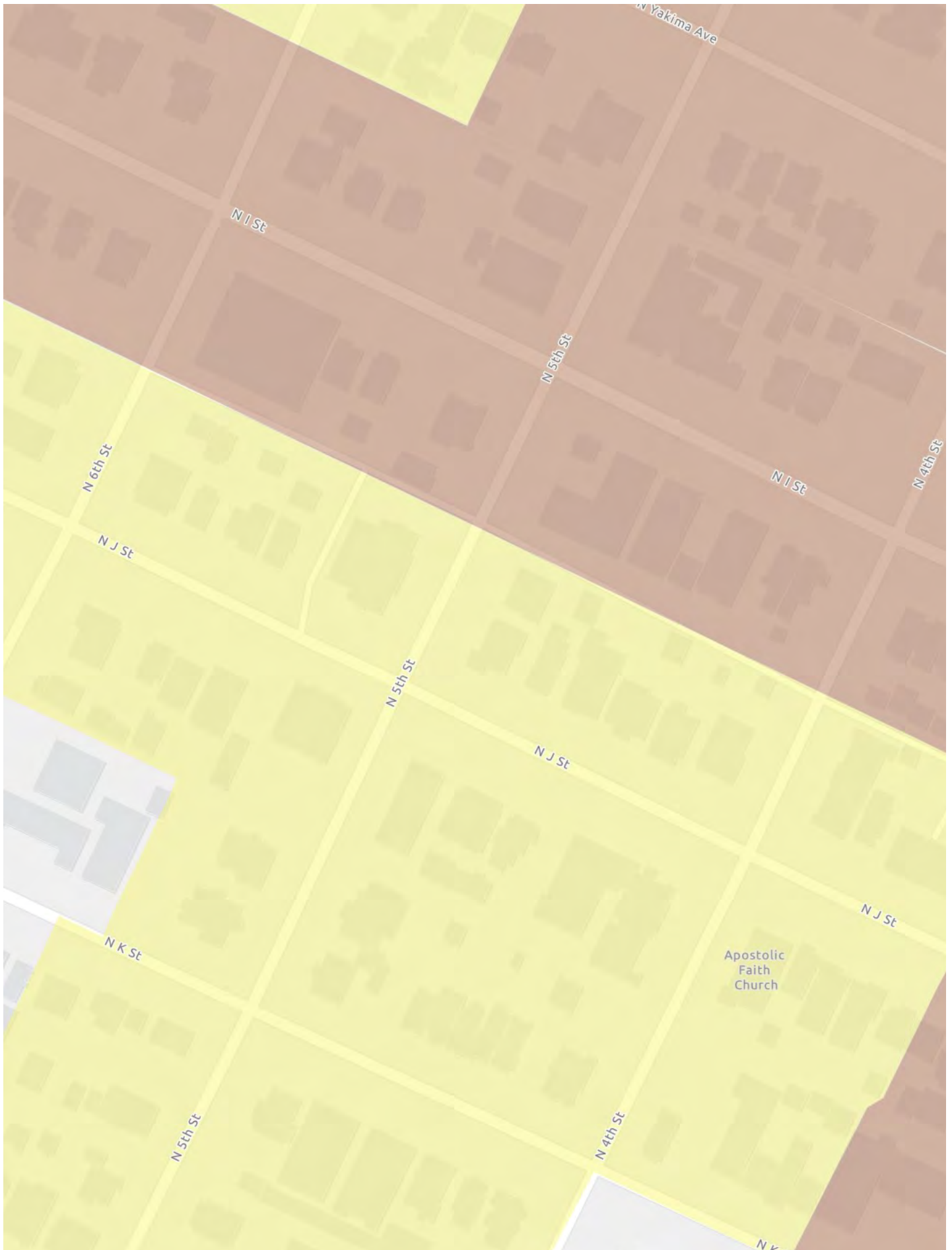
**Subject:** RE: HiT Zoning Confusion in NSHD

Hi Geoff,

Did you try zooming in on the online version of the map posted at [www.cityoftacoma.org/homeintacoma?](http://www.cityoftacoma.org/homeintacoma?)

Here is a screenshot of that area.

Yellow is Low-scale, Pink is Mid-scale, and parcels shown in grey were not changed through Home In Tacoma.



**Elliott Barnett, Senior Planner** (he, him)

City of Tacoma – Long Range Planning

[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

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**From:** Corso . <[Corso1965@live.com](mailto:Corso1965@live.com)>

**Sent:** Wednesday, April 13, 2022 6:32 PM

**To:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>; Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>

**Cc:** Deborah Cade <[dlcade@comcast.net](mailto:dlcade@comcast.net)>; Jay and Julie Turner <[juliejayturner@gmail.com](mailto:juliejayturner@gmail.com)>; Marshall McClintock <[marshalm@q.com](mailto:marshalm@q.com)>

**Subject:** HiT Zoning Confusion in NSHD

Elliott,

Looking at the HiT map of the NSHD, I can't distinguish between the parcels assigned to Mid-Scale Residential, High-Density, and both zoning categories near the intersection of N. I St. and N. 3rd St.

Please tell us which parcels at this intersection are assigned to each zoning category.

For those parcels assigned to both categories, which zoning policy rules?

Geoff

NSHD Treasurer

Sent from my Verizon, Samsung Galaxy smartphone  
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Planning Commission  
City of Tacoma  
homeintacoma@cityoftacoma.org

VIA EMAIL

Commission Members...

The other evening I was walking my dog and struck up a conversation with a gentleman sitting on the front steps of his modest craftsman style home. As it happens these days, our chat turned toward the "Home in Tacoma" plan that has been unleashed on the people living here in Tacoma.

The gentleman was deeply concerned about the future; the environment he'd be raising his children in. He expressed that the HIT plan seemed to just be pulled out of the air; a plan being foisted on the residents of Tacoma. That noted, you may simply set aside his concerns as being silly because you made sure the public was made aware of the program. However, if you did make an effort to inform and advise the public your efforts were meager. He and many many others heard about the HIT plan from a neighbor or a colleague at work.

That, plus the lack of any truly valid statistical justification for a plan of such sweeping impact concerns just about everyone I've talked with. The overall impression, put simply, is that developers and builders have sold the City of Tacoma a plan that, just doesn't smell right.

Further, I wonder if you are aware of how many plans like HIT have been started and then abandoned in cities across the USA? (A simple truth). Nevertheless, Phase 2 seems destined to begin regardless of what Mr. & Mrs Tacoma may think. On the other hand, you are now in a position to help Phase 2 avoid creating a louder "Whoa!" from the voting public.

Here's the short form:

Skip the Urban Design jargon and "over-speak." Define terms like "Densification" and "Affordable" and "Anti-Displacement" and "Inclusionary."

Prove that your "Low-Scale" building can work before tackling massive changes.

Don't slam zoning changes on the public until all appropriate safeguards are in place and working.

Get building design input from residents... the folks most likely to pick-up the tabs and suffer the loss of value to their homes.

Prove your good intentions and environmental concerns by preserving trees and, in fact, increasing the canopy.

Keep your plans public-friendly and transparent. Explain why on earth with all the space available for "infill" you want to kill single family residences in established, well maintained neighborhoods!

I could go on. But the issues and problems you've created are far too many to address in a single letter.

Yes, I am angry. I believe I have a right to be. Tacoma is a wonderful place to live. Your HIT plan will not enhance the quality of life here in Tacoma. I'm sure there's a plan out there that will work wonders for our city. That plan will enhance the work force here in Tacoma and attract businesses who will be quite happy to be here. Those are the two key elements to city growth.

David Ullman, 3103 North 13th Street, Tacoma

**From:** [Corrine Violet](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 6:31:26 AM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Corrine Violet

corrinevmorris@gmail.com

1554 Market Street, Apt 501, Apt 501

Tacoma, Washington 98402

**From:** [Planning](#)  
**To:** [Home In Tacoma](#)  
**Subject:** FW: Unsustainable and costly SFZoning  
**Date:** Monday, March 21, 2022 8:18:54 AM

---

It appears this is an appropriate issue to be addressed within the context of the Home In Tacoma Project. Please respond directly to Mr. Vogt. Thank you.

LIHUANG WUNG  
Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682  
Please take the PDS Customer Survey  
To help us improve our customer service!

-----Original Message-----

From: Joel Vogt <joeleoleo@icloud.com>  
Sent: Saturday, March 19, 2022 12:28 PM  
To: Planning <planning@cityoftacoma.org>  
Subject: Unsustainable and costly SFZoning

What is the defense of the cities costly Single Family Zoning policy? By any metric they cost money to the city rather than generating revenue, they eat up highly valuable green space and they leave crappy hard to walk areas that further cost. Why am I not being incentivized to replace my Rambler with multi-story or even mixed use that would benefit the neighborhood and the cities revenue? As a citizen and paltry tax payer (I pay more \$ to Benton County Oregon for forest land of lower resale value than I do for my house here) I would honestly like to understand the business rationale behind sticking with a 70 year old discredited costly development policy that embraces sprawl and the SFZ? Please explain.

Joel Vogt  
4302 E J

Sent from my iPhone

**From:** [Casey Wagner](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 6:31:44 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

#### AFFORDABLE HOMES for All – Make the Developers Pay

- Mandate 25% of new housing be permanently affordable in larger residential construction projects – or make developers pay into an affordable housing fund. This would create up to 215-475 new affordable units annually, or raise \$25-57 million for affordable housing.

- Pursue racial and geographic equity in the city by making sure that equivalent areas of the North End are included in the Home in Tacoma upzone.

- Establish a public Social Housing Developer to build 10,000 new mixed-income units in ten years, doubling Tacoma's rate of new construction. An SHD is a powerful tool to solve the housing shortage, the affordability crisis, and to create good union jobs building walkable transit-centered communities. Using the city's bonding capacity and construction loans, we can meet this goal with less than 1% of the city's budget.

#### STABLE HOMES for All – Pass a Renters Bill of Rights

- Stop economic evictions. Tacoma area landlords hiked rents 22% last year, destabilizing neighborhoods and increasing homelessness. When landlords hike rent over 10%, forcing tenants to move, they should pay relocation assistance equal to three-months rent and include households that make up 80% AMI.

- Make finding housing easier. Mandate 6-month notice of rent hikes and allow tenants forced to move to break their lease early. Ban application fees and discrimination against renters of all backgrounds. Cap rental income requirements and ban credit checks.

- Robust enforcement of anti-discrimination laws and code violations, funded by a fee levied on all landlords and taxes on short term rentals.

-Pass a Tenants Opportunity to Purchase ordinance. When landlords sell rental properties, tenants should have first right of refusal to collectively buy the property, assisted through the City's bonding capacity and incorporated into a Social Housing Developer.

#### GREEN HOMES for All – Stop PSE from Poisoning Our Families

-Revisit the transit oriented zoning provisions of Home in Tacoma Phase 1; consider making good use of Tacoma's transit resources by upzoning areas within 2 blocks of a frequent transit line.

-Ban natural gas from all new construction in Tacoma and create indoor air quality standards, enforced in all rental properties. We need to phase out climate pollution, even as our population grows, by replacing PSE gas with cheaper, sustainable electric energy from Tacoma Public Utilities.

-Require building to the highest sustainability standards, reducing “embedded carbon” in construction and future energy costs. Consider implementing a LEED standard or an embedded carbon standard for buildings. Incentivize geothermal and passive solar heating.

-Mandate ecological landscaping practices. The city must require developers to adopt a native first approach to landscaping.

-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

Casey Wagner  
wagnc@uw.edu  
1554 Market St, Koz on Market  
Tacoma, Washington 98402

**From:** [Michael Whaleb](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Tuesday, April 19, 2022 9:53:43 PM

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Planning Commission,

Dear Planning Commissioners,

As you are well aware, Tacoma faces a series of interlocking crises, focused on housing, climate, racial and economic injustice. To confront these crises, the Home In Tacoma For All campaign is advocating for a transformative shift in housing policy that will support working families from not only my local union, but non organized workers as well. The Home in Tacoma for All platform (<https://actionnetwork.org/petitions/home-in-tacoma-for-all-platform>) is intended to ameliorate these underlying problems in the city through the ongoing Home In Tacoma rezoning process. We urge the Planning Commission to include the following items in the scope of work for Home in Tacoma Phase 2:

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-Right size parking mandates in the City of Tacoma. Tacoma is long past due for an upgrade to its parking mandates; indeed, some districts and places could afford to see the mandates eliminated entirely. Renters pay as much as 15% of their rent for parking, that they may not necessarily use—can also discourage redevelopment of historic buildings, because of the prohibitive cost of offstreet parking. Offer transit benefit or public transit access fund in place of developer parking mandates. As part of this revamping, have landlords break out parking fees and allow carless tenants to not pay for parking.

Thank you for your consideration.

In solidarity,

Michael W United Food and Commercial Workers Local 367 Vice-president #15

Michael Whaleb

sparta1396@hotmail.com

7519 48th Street Ct W

University Place, Washington 98467

**From:** [KaCe Whitacre](#)  
**To:** [Home In Tacoma](#)  
**Subject:** My Input on this topic  
**Date:** Friday, April 29, 2022 2:50:48 AM

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Right now I do NOT like this campaign. I see little to like in throwing out decades of work on zoning to allow developers carte blanc in building. All the people who have worked, saved their money to purchased the best house they could afford and have put more money into it doing repairs, improvements and on going maintenance. If my neighbor's home was bought and torn down and an apartment building was put in, I'd want to fight it tooth and nail. I don't want people moving in and out of my neighborhood every 18 to 24 months. I don't want strangers living in close proximity. I don't want cars parked in front of my house. I like the space there for clients and us, if we want to park in front to run into the house after doing errands.

The ONLY way I see this getting backing from folks like me if there is teeth in the zoning laws for the developers. First parking on the property in question is a must. Throwing the cars into the neighborhood is "Unneighborly". Who wants people you don't know parking where you usually park when you stop by the front of the house? Who wants turn over? Who wants a tall building putting your home in the shade. Who wants the increased density? What could offset the issue of density? What about the noise that a four or more plex could have? Stereos, kids, adults who argue, and college students who might live together... all make noises that are not very conducive to being good neighbors where the neighbors have health issues and need rest, or have school age kids who need rest to go to school (remember our police don't make house calls for noise unless there is NOTHING else going on, and that rarely happens) Will tenants be able to own guns or keep them in the apartments? (As a landlord we ask if our tenants own guns and if so what... we don't want any automatic weapons.) I'm sure a large complex wouldn't be as interested as I.

By and large what concerns me is our privacy. The noise caused by a large number of people living in one building without recourse for the single family homes to deal with it. Increased traffic, potential parking issues and the issue of people transitioning in and out of the neighborhood. These people could easily have crime on their minds... robbery being one that I'd be most concerned about. Once in the neighborhood constitutional rights would protect the group of people who would each claim their constitutional rights... what rights would those of us who have lived in harmony (pretty much) for decades have to use to keep the peace that we enjoy?

As you can tell. I think this is a can of worms. Pandora's box, if you will. Until issues come up we don't know what it will trigger... sewers that are too small? Waterlines that don't have enough pressure with more people. Yards that aren't kept up, as the landlord is out of town....I feel the lowering of standards needs to be where it will do the least harm... in transition zoning where multiplexes/stores/businesses all are allowed would seem to me to cause the least problems. But that's not what you're seeking.

Name a few cities that have done what you're trying to do and whose residents liked the idea and where it is working out. Then I *might* change my mind.

Sincerely a resident of our home for 47 years,  
Kathryn Whitacre

3317 N. 29th Street  
Tacoma, WA 98407

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Kathryn Cecelia "KaCe" Whitacre  
Arivva Board Member since 2017 Representing the Arts  
253.307.2602, best to call me after 10 am until midnight is okay  
Glass and Graphic Artist

**From:** [Liz Whitefield](#)  
**To:** [Home In Tacoma](#)  
**Cc:** [Hines, John](#); [Daniels, Kiara](#); [McCarthy, Conor](#); [Walker, Kristina](#)  
**Subject:** Home in Tacoma Phase 2 comments  
**Date:** Saturday, April 30, 2022 11:10:36 PM

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Dear Planning Commission and City Council Members,

My name is Liz Whitefield, Former Co-Chair of the West End Neighborhood Council. Please accept my comments for the record on *Home in Tacoma Phase Two*.

I am concerned about the impact of Home in Tacoma on our communities. I chose to live in Tacoma because I appreciated the city and county emphasis on environmental awareness and action. There was substantial funding and priority for restoration projects and environmental clean up efforts. At the time, Puget Sound restoration and funding for the Puget Sound partnership was well underway looking forth to a healthy future of both land, water and residents. Fifteen years later, I see Tacoma littered, trashed, people living in tents, defecating on streets and not to mention crime is at an all time high. The Home in Tacoma Project was a major reason I left my volunteer position with the Neighborhood Council. Unfortunately, I couldn't serve representing my local neighborhoods as I would have preferred, because in my opinion, this affordable housing issue in Tacoma, was beyond a volunteer community service position. It seems like the social (and economic) movement has far surpassed the environmental aspects of our community.

I am concerned with the emphasis of development and population growth's impact on the west end of district one with our roads, schools, transportation, the environment (LITTER) and surface water/ Puget Sound pollution. It seems as if the city of Tacoma isn't keeping up with its current population, so how is Tacoma planning on funding the impacts of population growth? Tacoma Planning Commission, how is this exponential increase in population expected to impact our surface waters, Puget Sound and Metro Parks with more traffic and people? What happened to the emphasis of our environment that was so predominant before the pandemic? Why are our streets and parks covered with litter?

Another point I would like to mention is the "affordable housing" term seems like a bait and switch to encourage residents to believe that homelessness will be addressed, or the larger developments will actually be affordable. This HIT project is a short term solution for city income, and a real estate and developers dream project. The 6th ave 44 unit development that just went up next to Pao's donuts in the West End costs \$2500-\$3200/month. How on earth is that affordable? None of it is affordable... and it has no parking so the residents that live on the side streets will now have cars parked in front of their yards. Also, speaking of bait and switch... the 'mid level density' definition is considered 'high level density' in other parts of the country.

Please consider the impact of population on the environment, the Puget Sound and our overcrowded, littered parks when encouraging development to house more people in our deteriorating city.

Thank you for your consideration and for our sustainable future in Tacoma.

Regards,  
Liz Whitefield  
West End of District One Resident

**From:** [Mason Williams](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Monday, April 18, 2022 2:53:56 PM

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Thank you for your consideration.

Mason Williams  
mgwilliamsfly@protonmail.com  
1717 market st  
tacoma, Washington 98402

**From:** [Angie Wolle](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Questions and Comments  
**Date:** Wednesday, April 27, 2022 12:04:22 PM

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Hello,

I have a question about what "low scale residential" means? I looked at the map on your website and this term is not defined where I can find it.

Also, I am looking on the website for the details of PH2 but only see the PH1 results.

Comment:

I am opposed to the rezoning of the West Side neighborhood to include more density. There is already a challenge w/ traffic and parking for the group homes already in the neighborhood.

How will you build infrastructure to support the density (like sewer and roads for traffic)?

This will also impact the values of the homes here. How will you be compensating the residents for this?

Thank you,

Angie Wolle

1742 S. Fairview Drive

**From:** [John Wolters](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma Comment  
**Date:** Friday, April 8, 2022 9:50:06 AM

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Hello Home in Tacoma Planning Team,

There is a great book that talks about implementing a Missing Middle program in City planning called Missing Middle Housing by Daniel Parolek. In it they explain the regulatory challenges with using Design Standards (variation, modulation, roof shapes etc). Instead they recommend focusing on bulk and scale in Chapter 7 in order to make the new housing projects relate to the existing housing stock through size rather than materials or details. I recommend picking up this book [here](#).

Best,

John

John Wolters  
206.371.5152

**WC STUDIO**  
architects

[www.wc-studio.com](http://www.wc-studio.com)



**From:** [john worthington](#)  
**To:** [Home In Tacoma](#)  
**Date:** Friday, April 15, 2022 6:20:45 AM

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Hey Tacoma. I don't care if you have to divert the byproduct of manufacturing into a still and drip in into a cup or hire the cat in the hat to drive over it with his moss covered family gradunza... You have 200,000 people that have to get their manufactured products from somewhere. Quit enabling the world economy...

Sent from [Mail](#) for Windows

**From:** [Khadijah York](#)  
**To:** [Home In Tacoma](#)  
**Subject:** Home in Tacoma must provide all Tacomans with affordable, green, and sustainable homes  
**Date:** Friday, April 29, 2022 5:33:24 PM

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Thank you for your consideration,  
Khadijah

Khadijah York  
khadijahyork11@yahoo.com  
48th st c w  
University Place, Washington 98467