



MINUTES

(Approved on June 1, 2022)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, April 20, 2022, 5:00 p.m.

PRESENT: Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Morgan Dornier, Ryan Givens, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel, Alyssa Torrez

ABSENT: N/A

A. Call to Order

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. Approval of Agenda

C. Approval of Minutes

- April 6, 2022

Vice-Chair Karnes moved to approve the agenda and the minutes of the April 6, 2022, meeting as submitted. Commissioner Steele seconded the motion. The motion passed unanimously.

D. Public Comments

Chair Petersen reported that written comments were not accepted for Discussion Item F-1, which is the subject of a recent public hearing, and comments regarding Public Hearing item G-1 on tonight's agenda are accepted through April 30, 2022.

E. Disclosure of Contacts

Commissioner Krehbiel disclosed that he discussed the Home In Tacoma project with Tacoma DSA.

Vice-Chair Karnes disclosed that he also discussed the Home In Tacoma project with Tacoma DSA.

F. Discussion Items

1. 2022 Annual Amendment Debriefing

Stephen Atkinson, Principal Planner, presented an overview of the public hearing on April 6, 2022, regarding the 2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code, including the amendment process; next steps; and the Planning Commission's previous questions.

Steve Victor, Deputy City Attorney, provided responses to the Commission's previous questions, noting the consideration of a moratorium and the definition of "family" in the land use code.

Mr. Atkinson presented the next steps in the permitting and development process if the land use designation amendments were approved, overall comments received during the public comment, and a review of the concerns and staff responses for the NewCold land use designation change application.

Commissioner Dornier requested clarification on the existing use.

Commissioner Strobel asked for more information on similar uses within the area that have a traffic emphasis behind them, where the traffic is predominantly going within this neighborhood, and if there was historic change to the surrounding area.

Discussion Item F-1 was postponed until after the public hearing.

The Planning Commission recessed at 5:48 p.m. and reconvened at 5:54 p.m.

G. Public Hearing

1. Home In Tacoma Program- Phase 2 Scope of Work

Chair Petersen called the public hearing to order at 5:54 p.m. and outlined the procedures of the public hearing.

Commissioners introduced themselves.

Elliott Barnett, Senior Planner, presented an overview of the Home In Tacoma project, including public hearing objectives, the draft scope of work, how public input affect the final scope, Phase 2 implementations, area applicability, impacts analysis, outreach, and project stages.

Chair Petersen called for testimony. Twenty people testified, as follows:

1. **Marilyn Kimmerling** – I'm a longtime resident of Tacoma. I'm a member of Home In Tacoma for All and a few other groups. I'm also the Greater Tacoma Peace Prize Laureate for 2020 and 2021, and in order for there to be peace, there needs to be justice - and that includes justice in housing. As a member of Home In Tacoma for All, I want to make sure that there will be mandatory housing affordability, that 25% of the new units be affordable, or an equivalent fee levied on developers to help fund truly affordable housing. By affordable, I don't mean the current state standard. I mean for those people that are economically challenged – that means supported housing. Also, we need a social housing developer with broad authority to build housing in the city, and all new development be green. I know that it was previously mentioned that currently there is no regulation for green development in Tacoma – that needs to happen too. We definitely need to preserve our open spaces especially as we become more intensely populated because that provides humane living for everybody. We need to revisit up zones near transit areas, so that we can have fewer people needing to have cars and improve our air quality. We need to ban application fees, credit checks, and discrimination in housing as we start to provide more affordable housing, because that will help eliminate some of the displacement that people are going to experience. We need to have a mandatory six-month notice before people are evicted from buildings that are going to be demolished or upscaled.
2. **Cheri Solien** – I'm from the West End Neighborhood Council and part of the West End Home In Tacoma Committee. There are three things I want to see in Home In Tacoma. One is equity because I do see inequity across the City of Tacoma - even in the West End we have inequity, and I want to see it really brought forth and dealt with. I don't believe pedestrian corridors with streetscape are part of the midscale design, and most of the communities in Tacoma that haven't been fixed up desperately need streetscape. Last but not least, I want all mid and large-scale developments to have dog yards with all the accompanying accoutrements with it. Dealing with equity – too many neighborhood development areas in Tacoma had been marginalized. We want to see equity for all. We want to see a combination of home ownership and rentals dotting the midscale zones. Currently in the West End on 6th Avenue and 12th Street, I'm sure 90% of it is rentals. There's more buyership into a community when you have home ownership, and right now all we're scheduled for is more rentals coming. Let's bring in some home ownership. I have asked my councilman for pedestrian corridors streetscape. We have to put together a committee and we have to be on a wish list. It's a long way off to even get pedestrian corridors, and it needs to be built into Home In Tacoma. If you're going to increase our busy arterials, we need to have pleasant looking streets like some other areas of town. It should be paid for by the developers, and if streetscape is too expensive for the developer, they should downsize their project so they can afford it. Streetscape should include things like trees, bioswales, lighting, sidewalk, planters, etc. And my last point – and I say this as a seven-year volunteer with Metro Parks at Titlow – that we

need doggy stations at all the mid and high scale developments. We all know it will help save Puget Sound, our watershed, our soils, etc.

3. **Evan Smith** – I work on policy and government relations for the Tacoma-Pierce County Health Department. We're here today because we know that housing is essential to good health, and we're grateful for the opportunity to provide comment on the city's scoping document for Home In Tacoma Phase 2. Now the health department looks forward to engaging throughout Phase 2 and wanted to come today to address a couple items we want to emphasize throughout this process. First building off previous speakers, we want to emphasize and be intentional around equity. We ask that the city gets specific on who it is you seek to engage and meaningfully partner with regarding community engagement in Phase 2. Providing equal opportunity for engagement is not the same as creating equity, and we encourage the engagement of not only local homeowners, incumbent tenants, but also people experiencing homelessness, those that are housing unstable, and folks in our community who are perpetually excluded from homeownership. We also asked to see explicit action on what anti displacement strategies look like for the city. Right now the policies are direct, but the intent is vague. And so again, we encourage the city to partner with the communities who are most at risk of displacement in developing these strategies. Being intentional with our anti-displacement goals will help give teeth to your anti-displacement strategies. And now we also asked the city to be more intentional with how Home In Tacoma fits into the larger work of making a more livable city for residents and community members. So, we asked in Phase 2 scope to assess the pros, cons, and feasibility of adopting form-based codes to regulate missing middle housing, support equitable community engagement processes for residents and neighbors, and committing to improving open space environments and areas that are targeted for growth, transit-oriented development, and including grocery stores with healthy food, transit concurrency, green and open space.
4. **Ty Moore** – I live in Stadium. I'm Tacoma DSA's campaign coordinator and part of the leadership of the Home In Tacoma for All campaign. Since we launched the Home In Tacoma for All policy platform a month ago, over 700 community members have signed our petition urging you and also City Council to pass the policy proposals. Three hundred nineteen of those signatures are online, but more significant in terms of community engagement are the 400+ paper signatures that we've gathered over the last three weekends by two dozen community volunteers – who've been approaching folks and farmers markets along South Tacoma Way and Hilltop along Sixth Avenue, Stadium, and across our city. Dozens of businesses have put up posters for our upcoming community forum this Saturday at 1:00 p.m. at Evergreen, and you all are invited. There will be lots of community voices there who want you to hear them, and our goal through this process is to dramatically increase the grassroots community engagement with your process and with Home In Tacoma. I understand that in normal circumstances, the Planning Commission generally restricts its scope of recommendations to Title 13 of the Municipal Code and that many of our ambitious policy proposals on affordability, anti-displacement, and sustainability fall outside Title 13's scope, but I think we're not facing normal circumstances. Landlords hiked rents 22% last year. Our population is growing at twice the rate of new home construction, which is allowing Wall Street speculators, landlords, and big developers to make a killing by price gouging working class people. Communities of color and women are hit hardest by these profiteering methods. So, our appeal to the Planning Commission is to take a more expansive view of your scope when finalizing your scoping and assessment report and the run up to your May 6th meeting where you'll be voting on that. We will be submitting a set of amendments to your draft scoping report that moves the dial forward on each of the policy proposals. We understand this is not the time where all the policy specifics will get stated, but we want to see studies, and we want to see staff and consultants directed to look into the policy proposals to explore their viability. The stated goals of Home In Tacoma that were voted in Ordinance No. 28793, adopted last December, include addressing the historic racial inequities in housing affordability and anti-displacement sustainability. The ordinance also warns that these community goals risk being undermined by unintended consequences. And indeed, the evidence from across the country with similar up zones shows that developers will not - on their own accord - increase affordability and avoid displacement or build sustainably. That requires a far more ambitious set of policies to meet the scale of the affordability crisis. I pledged

to you this, that our campaign will do all it can to bring grassroots community to voices to help you meet the scale of the crisis and bring a comprehensive set of policies that will do that.

5. **John Adams** – I'm here representing Home In Tacoma for All campaign as well as Tacoma Democratic Socialists of America. I am a nursing assistant, and I work with disabled persons in our community – one of the most vulnerable populations around us. Over the past few years, myself and my colleagues have moved dozens of our clients out of the homes that they had or the apartments they had because of rising rents. Twenty-two percent sounds like just a number that my comrade Ty mentioned just a moment ago, but what that meant is the overturning of someone's life, having to move them to a new location, trying to find the apartment that will work, trying to figure out how to make their disability or their housing systems work with what is becoming a more and more difficult problem. So, it's not just a simple thing that we look for when we talk about these policies of having a better, more robust relocation assistance program for tenants. Making landlords help pay for that kind of relocation is essential to supporting so many who are affected by raising rents. We need to make it easier for people to find rents, find new housing, when they are forced with a change by mandating a six-month notice of rental hikes. The importance of equity comes in all levels of this, whether you're talking about getting rid of fees for applications, creating a cap for rental income requirements, or trying to get rid of credit checks, which we should not be doing with our rental market. Equity is at the heart of what we want. We want to make it so that everyone can live in Tacoma. I would also advocate for more robust enforcement of our anti-discrimination laws and our code violations. That can be funded by an important levy on landlords and taxes on short term rentals. Finally, yes, there's a lot of things to investigate and research in all that myself and others are saying, but what is so essential is that we do the work to make this a city where anyone and everyone can live a full life – from the most vulnerable in our community, like the important people I serve, to our business leaders, or workers of all trades and types.
6. **Sean Arent** – I'm a resident of the Eastside of Tacoma. I'm also part of the Home In Tacoma for All campaign, and I am a chair of the Ecosocialist Committee and Tacoma DSA. I'd like to discuss how I believe that Home In Tacoma needs to address the city's Climate Action Plan, and it needs to address the climate emergency. I'm going to talk about three things. For one, natural gases day is done. We cannot be supporting the fracking industry during the climate emergency and allowing Puget Sound Energy to pipe natural gas into new buildings. It's an outdated technology. It causes localized air pollution that hurts children and elderly people. We need to ban natural gas hookups in new buildings. To appear with that, we need real energy efficiency standards. We need to be requiring that new buildings meet LEED gold standards – and this is doable. The Rocky Mountain Institute has shown that this is doable. Energy efficiency is the easiest thing to tackle for our city. Even though we get most of our energy from renewables, reducing the energy costs and buildings helps us all. When we build, we need to think about how we can replace natural gas and oil heating. We need to tap into things like ground source geothermal heating and passive solar heating. Build smart and put it into the design of the building. I think that will allow us to replace natural gas. Finally, I want to talk about how I believe Home In Tacoma for All means a home for nature as well. We need to mandate the new buildings, incorporate real ecologically sound landscaping practices, to address the biodiversity crisis that we're in. If we continue to build and displace all native plant communities, we're going to be losing the ability to sustain a lot of the life in our city. We need to be considering things like tree preservation, and we need to be considering that a clean slate approach to development maybe isn't the best thing. Maybe we need to think about what's already there. Again, we need to ban natural gas hookups, mandate ecological practices, and mandate that new buildings are built to the highest energy efficiency standards possible.
7. **Esther Day** – I'm a former Planning Commissioner myself. I was there till 2000 when I got a job in King County. One of the things I learned when I was a commissioner was to walk in the shoes of the people that we were going to impact before I made a determination of what to support and what to send forward to the council. So, you need to consider walking in the shoes of those people who are going to be impacted by the decisions that you make with Home In Tacoma and any decision you make in your positions here. I also wanted to let you know that more and more I am finding a lot of people in Tacoma that are not aware of the Home In Tacoma project. They're not aware that their homes or properties are being rezoned, and they're shocked and scared. We need to have

public hearings, face-to-face where they can ask questions, see pictures, see what you're offering, so that they know what to look for and what to talk to you about and recommend. I'm also letting you know that Tacoma has an arsenic situation. We have Asarco and the Asarco smelter did put out contaminants that are now recognized to have gone 1000 square miles and reached the base of Mount Rainier. Those reports are constantly being upgraded and changed to find the arsenic contamination. We need testing before soil is moved. We also need to make sure that our infrastructure is in place for this, and it's not. Who's going to pay for it? The taxpayers – while investment bankers come in and they build all these apartments that all they do is rent like Seattle? Eighty-six percent of residents in Seattle are talking about leaving Seattle. Why? Rents are too high. We need condominiums and townhouses where our youth can develop and build wealth, where a senior can sell their home and move into a condo and not have rent going up. They have apartments at the Gibson House for \$2,000 a month. What senior is going to be able to afford that if they have low income? We also need to think about the people who are actually low income and who's going to keep track of all the units that you are suggesting these developers hold for affordable housing. Affordable to whom? As a former Tacoma Housing Authority worker, they did this. And who was keeping tabs of those units? No one, because no one can stay on top of everything. Also, we need to protect our tree canopy. We need to be very careful that we do not destroy our water systems, and that we have everything in place. Please have personal, face-to-face meetings throughout Tacoma to educate people.

8. **Nathan Blackmer** – I'm a longtime Tacoma resident at this point, and I was a homeless outreach worker for four years. I was the head case manager in the Tiki Apartment mass eviction and the Merkel mass eviction as well. I'm hearing a lot of things. The first thing I'm hearing is a bunch of neoliberal language around development and nonsense that no one's ever going to understand if they're a layperson. So, the first thing I'd recommend would be really working on lowering that knowledge down to like the sixth-grade level, that the average person can understand. The second thing is the gold standard for this type of development is "for us, by us". What parts of this are really informed by poor folks? If you don't know where the people that you're trying to reach are congregating, like where they're moving about on a day-to-day, you're never going to reach them. Less than 1% of the population of Tacoma is not a number to be proud of in terms of like who we're getting this out to. Maybe farmers markets, maybe grocery stores, just go stand in line where poor people are, because they're the ones that are going to be most impacted. Also, my background is in anthropology and social work. Where are the anthropologists? Have we talked to the sociopolitical anthropologists? Have we talked to macro social workers about the scope and design of these projects? There's a flourishing body of science that we can lean on for the best practices. Now, that's going to be disincentivized by the formal power structure and city because it loves the bureaucratic, static; but we can aim for better, and I think that's how we do it. I spent a lot of time in houses over the last couple of years. I was in a house just off Tacoma Ave south, and there were 21 people in that house. It was a three-bedroom home. There were four bedrooms carved out of the dirt in the basement. People were trading sex for rent. People were trading drugs for rent. What do you do about that? If we're not addressing that stuff, though, what's the point of any of this? I'm definitely in favor of the Home In Tacoma for All policy platform, but I think we also really need to look at money for enforcement of existing code, which just doesn't exist. If I go to the City's Landlord-Tenant Coordinator, and I say there's open air bedbug nests at the Merkel hotel. They'll tell me yeah, and that's against the rules, but there's no money for enforcement. Well, what do we do? My clients are just suffering. They're living with this. I try and transport them to an appointment. I have to tell them to get on the bus – where the other poor people are. Now their bedbugs are on the bus, and they go from the bus to the next poor house. We've got some serious structural stuff that I think we really need to be focused on. I really do appreciate the chance to talk from my lens as an advocate. I don't know where we go from here, because I think it's mass sit-ins when we get evictions, and we just refuse to leave until they vote us out of the building. There's no path back from homelessness, and I don't see that any of the stuff that I'm reading has a real path back from homelessness.
9. **Amanda DeShazo** – I am the Executive Director of the Tacoma-Pierce County Affordable Housing Consortium. The consortium is grateful for your work on the Home In Tacoma project, and in reviewing the policies put forward by city staff, we're 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. We want to see more affordable housing built in areas of higher opportunity, whether it's infill housing in areas already built out or recapturing and 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 entire city. I noticed that there'll 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 possible differences in inclusionary requirements of affordability based on housing costs in specific areas. We'd 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. And if a linkage fee is created, we'd like to see that any distribution of funds ensures that housing units are developed equitably throughout the city. As it relates to the anti-displacement measures, we encourage the work being done to strengthen tenant protections. We'd also 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 be making investments into agencies working to assist BIPOC individuals to purchase housing and build generational wealth and/or invest in a community land trust. Lastly, there was a point in the policies about education and technical support for developers in the public, which I think is extremely important. In my role, I personally have been contacted by a number of organizations and individuals who are interested in developing affordable housing but are unsure of where to begin. Some things that would be helpful are connections and resources to possible lenders, vendors, 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 or newer developers. The consortium is happy to help in any way that we can.

10. **Mike Fleming** – As you address scoping for Phase 2, please consider recommending inclusions of two things in the city process during the stages of permit consideration for multifamily dwellings and their design review. You recall one of the most frequently heard shortcomings during Phase 1's public hearings of this commission and the city council, was lack of citizens' awareness of what Home In Tacoma was all about. Here's a few ways for the city to avert similar reaction to Phase 2. I'm suggesting creating a process to foster better local awareness of proposed building plans for multifamily housings 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 sites and giving notice to property owners within 400 feet of it. Thus, nearby property owners would become aware of proposed building activity in their area. Secondly, after becoming aware of planned new dwellings in their area and before permits are approved, residents be allowed a comment opportunity, perhaps as part of the design review process. I'm asking this commission to include these two things in your Phase 2 scoping work. These 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.
11. **Carmella Saxxy** – I am here to talk about what others have already named off, but also asking the people who are homeless and on the streets, what they truly need. Because the only people that are going to know, are the people that are unhoused, are on the streets, are couch surfing. I've been there, and I've been there since I was 16. So, from the age of a teen to now. There's got to be give and take. We have to ask what they want, and we do that by going to them and asking them. I know that that can truly change a person.
12. **Ann Dorn** – I live on the Eastside of Tacoma. I'm a volunteer with the Tacoma Tenants Union, and that organization has endorsed and supports DSA's Home In Tacoma for All campaign. What I want to talk to the Commission about is a very specific way to strengthen tenant protections – which would be to give tenants the right of first refusal to purchase their homes when they're being sold by the owners. So, in part of my work with the Tacoma Tenants Union, I have had the opportunity to meet with people who are facing eviction. Some of these folks, recently including the McKinley apartment tenants. Because their homes that they live in are being sold by their landlords, it is a

very, very traumatic and horrible process to go through an eviction. I myself have been no-cause evicted. It tears families apart. And in this case, when it comes to talking about housing growth and what the future looks like for Tacoma, it is a critical conversation that we have to have. Forty-two percent of all Tacoma residents – as I think the commission probably is well aware – are tenants, and our rents are skyrocketing. I was just looking at a statistic from KIRO that says that rent rose almost 20% last year. So, this is a critical part of the conversation. It's critical that when you're thinking about scope and getting ready to make your recommendations to City Council, that you have some policy proposals that would make a very real difference for the folks who are out there going through or at risk of displacement right now. Right of first refusal is something that's been done in other cities. Washington DC passed an ordinance in 2017, and their ordinance established an office to provide technical support to tenants. It allows them to create an association and work together with help from the city. It also established a fund that is used for down payments. This has been a very popular and successful ordinance in Washington DC. I believe that it's taking hold – there's talk of other cities in the country bringing this to their communities as well. I strongly urge you to look into this and consider it for Tacoma. What this would do is maintain affordable housing stock in our city. When landlords sell those homes and renovate apartments, often, they are increasing the rents significantly, and we are losing housing stock and losing affordable housing when they do that. It's important to look at zoning and the missing middle, but we really need specific policies that will help people to remain housed and a lot of benefits that come with being a homeowner including building wealth, addressing racial inequality as well. I strongly urge the commission to consider this and look into right of first refusal and consider taking this to City Council.

13. **Jay Worley** – I am a member of the LEC. I also work with the Pierce County Coalition to End Homelessness and a few other committees in this area, working towards the same goal. You've heard about equity, you've heard about BIPOC, you've heard about ecofriendly solutions. You've heard about a lot of things today, and I'm sure that this is not the first time or the last time that you will hear much of it. On the other hand, what I do feel that you need to hear the most of is understanding that the homeless aren't going to come to your forums. They're not going to come and talk to you. They're not going to promote this thing unless we can work in a way of doing so. The Tacoma Library has hotspots – somebody can go out with a hotspot and create a Zoom meeting, so that you can speak real-time with them. That is something that really needs to be attained – as a community that you are going to be housing, you need to speak with and understand unconditionally that they are at a point that they no longer see themselves as everyone else. In that concept, their action and the response to the system may seem drastic, may seem like they're just breaking the law to do it on purpose – that they're thumbing their nose at everybody – and in reality, the more that you take away from that community, the less human they feel they are and the less they're going to respond and act like they belong in that system. As long as we continue to ignore the immediate crisis of disqualifying them as humans, then this plan that takes for years, sees those people in and out of the same cycle. I ask you and implore you to take time to make room to speak with them. If this is for homes for them, you will have to understand the treatments they require. In specific, addiction is a symptom, not the reason they're there. Go speak with them. Go work with them. Get them the help they need. Raise their quality of life as much as you possibly can – that will improve their opportunity in their chance to join you in a normalized society. Everybody else is covering the needs – the way to get to the extremely low-income housing, but unless you get that communication factor with them and get them the services they need on their time, in their way, this will become a cyclical thing that never ends.
14. **Devin Rydel Kelly** – I'm an officer and membership coordinator with the Tacoma Democratic Socialists of America. I live on Hilltop and have many neighbors – some are renters afraid of eviction, some are homeowners afraid of redevelopment, and some are unhoused and afraid of sweeps. They all want a better future. I think if done right, Home In Tacoma Phase 2 will alleviate their fears and bring a better future for many. This starts with keeping Tacoma affordable for Tacomans. I spoke to the City Council several times and to the Planning Commission twice about this during Home In Tacoma Phase 1. I referenced Seattle's Grand Bargain where I worked personally with the group of labor, environmental, housing, and transit organizations that forced the city into requiring mandatory affordable units as a tradeoff for upzones. At the beginning of that process, many of the things we wanted weren't on the table at all. Yet we won on several of them, precisely

because community turned out for meetings like this. So, I understand that some of this is a tiny bit outside the scope, but I appreciate you maybe taking community showing up in this way seriously. Tacoma council members and commissioners express interest early on, but it wasn't included in phase one. I'm overjoyed that Phase 1 has passed, and now we face the real work. The Commission in a city should do everything in their power to ensure that Phase 2 centers bold, visionary housing justice – not just more market rate housing or tax incentive giveaways. The way to achieve this is through amendments in the Home In Tacoma for All platform and listening to working people and for people, not just developers. There are several of us here tonight speaking on behalf of it. I want to speak just really briefly about mandatory affordability, which is what we want in Seattle. We demanded that Seattle mandates 25% of new housing be permanently affordable. We didn't quite win that exact amount, but we got close. We think that Tacoma is in the position to do something similar and really win boldly and bigly by requiring 25% of new housing to be permanently affordable or making developers pay an equivalent sum into an affordable housing fund. This would create between 215-475 new affordable units annually and raise 25 to 57 million for affordable housing. It's going to be an uphill battle, particularly when it gets to council votes. It will be even harder if the commissioner leaves it out of the initial Phase 2 scoping. Including our amendments – at least researching them – gives committees like us and working people a fighting chance. It avoids further displacement of low income and black and brown Tacomans, and even addresses so many of the thinly veiled affordability concerns that wealthy white homeowners expressed at this time last year in Home In Tacoma Phase 1. You'll notice that none of them are here tonight because Home In Tacoma Phase 1 passed. But the people who are here, are people who need housing affordability – the people who need to not be displaced, the people that need people in elected positions and volunteer commissions to take bold action with our support.

15. **Nathan Schumer** – I am also one of the campaign chairs for Home In Tacoma for All, and I'm from the North End. I was going to talk very quickly about a couple of zoning things, and then a social housing developer. The big zoning things I think that we'd like to see included here in our own Home In Tacoma for All platform to go along with Home In Tacoma Phase 2, is to see a rethinking of parking mandates around the city. We have really old parking mandates that don't reflect how the city has changed. I also think the ultimate map from Home In Tacoma Phase 1, left the North End out, and as a North End homeowner, I was watching this closely. I can really see in terms of equity and distribution the North End needs to do its share. The final thing is we should revisit the idea of upzoning along transit. Elliott Barnett mentioned looking at transportation, and I think a half block from transit is not sufficient. I think there's more to do here. So, I'll do things that are necessary for a green Home In Tacoma for All campaign. The big think I want to talk about tonight, and I think potentially a little bit out of scope, but I think it's sort of a new idea and should be worked in as part of it while looking at feasibility, is to look at a social housing developer. It's a form of public housing where market rents offset the cost of affordable housing. It could be done in a new or existing entity, and it's interesting – something you're seeing throughout the country. Montgomery County has an existing social housing developer, but also California and Seattle are looking at one. I think Home In Tacoma has a good process for it. There might be something within the past for affordable housing, regulatory incentives for affordable housing. The kind of reasoning here as we're so deep in this crisis, we really need to build our way out. We need new mechanisms to do that work. So, this is good in a bunch of ways, but it's also countercyclical and provides stability in the housing market, even when recessions are happening. It could be funded through an annual appropriation, set up as a construction fund, and as construction is complete, replace the original bonds and bonds against rents and fund the projects itself. There's the funding aspect of this. And the social housing developer assisted housing on its own – we need more housing of all types and sizes. As you heard from some of my compatriots tonight, there's a lot of aspects of policy that work well with it. – the tenant's right to own could be facilitated through a social housing developer, which goes with the equity goals. Having this new mechanism, this new tool in the toolbox, will make all of our housing work go together. It's neutral to explore, and it's really a mechanism that serves a lot more scrutiny. And it's something we need to keep all Tacomans housed.

16. **LaMont Green** – I'm with the Washington State Lived Experience Coalition (LEC) Tacoma-Pierce County Chapter. I'm also a long-term resident of the City of Tacoma. I live in the North End area – the Proctor district area. I think we can all agree that housing is a human right, and we need to

have bold policy fixes. It's urgent. When we look at the growing homelessness crisis around us, we can see that we need to do something. This didn't happen overnight. Communities are scrambling trying to fix this growing homelessness issue, but we need to recognize that the issue that we have today comes from decades and decades of failed policies. When we look at who's experiencing homelessness, we see overrepresentation of Black, Indigenous, Native Hawaiian Pacific Islanders, growing our rates of homelessness, amongst the Latin X population, and people with disabilities. The LEC was at a sweep that the city was conducting, and we were doing some outreach at Evergreen in downtown, and there was this elderly man in his early to mid-70s, both legs amputated, with clear cognitive impairment that was living in a tent. We can point the fingers, we can blame governments, we can blame all these different things, but it's us. It's us – all of us collectively, all of us as voters who elect the politicians, all of us that don't want low-income housing in our backyard. So, this is a momentous opportunity, and we must do something. We need bold policy. To my fellow neighbors in the North End, that will sometimes oppose these types of policies, because of the “not in my backyard” mindsets, we need to remember that we are all living on stolen land. I heartily support and encourage that this Planning Commission put forth bold ideas – mandate 25% of new housing be permanently affordable, 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, and establish a public social housing developer to build 10,000 new mixed income units in 10 years, which would double the rate of new construction. We definitely need to pass a renter's bill of rights. Everyone's been talking about the dramatic increases and rent prices alone in this past year, and inflation.

17. **Kathleen Brooker** – I'm from the North Slope neighborhood and I'm with Historic Tacoma. I know that we all agree our diverse neighborhoods are really the heart of Tacoma and why we like living here. The Comprehensive Plan, City Council, and the planning department have all promised neighborhood level design standards and review. Under “develop and vet proposals”, it mentions options for residential zoning district framework and districts. Home In Tacoma is supposed to be form-based zoning, not area based, so we're unclear about why districts are being referenced here. We'd like neighborhood level design review that protects the character of our historic neighborhoods, and we'd like that to be specific. Another question that we have at Historic Tacoma is how stakeholders will be identified. The Comprehensive Plan requires that stakeholders be sought across all the different neighborhoods and we think that's really important. We're wondering what data exactly is going to be gathered from the stakeholders, and what consultant services are needed? Who will the consultants be consulting? These are just a few questions. They're not big frame questions but concerns that we have going forward into Phase 2.
18. **Courtney Love** – I'm a born and raised Tacoman. I am the Director of Advocacy for the Washington State Lived Experience Coalition and Pierce County staff representative for the Pierce County Chapter. I'm also a member of the Tacoma chapter of the Democratic Socialists of America, and I am also homeless. I used to be a homeowner. So, I have a very particular point of view. I have been homeless for a little over a year, primarily due to a divorce, invisible disability, and the financial aspect of the COVID crisis. There is no path back from homelessness. I'm hoping that the social housing developer idea is part of the solution there. I wanted to say, I and the Pierce County Chapter of the Lived Experience Coalition with support of the Washington State Lived Experience Coalition leadership team strongly support the proposed amendments, presented most notably by the Tacoma DSA, and developed by a coalition of those most impacted, stakeholders of your decisions, renters, and the unhoused. If I wasn't unhoused, my hippie heart would be focused on the environmental recommendations, but as I am homeless, social housing and the rights and protections of tenants are at the top of my list, for these will protect me, my child, your children, and our other unhoused neighbors once we are housed, while protecting the unstably housed from the extreme danger and life-threatening reality of being unhoused. Landlords will not risk death as a result of your decisions, but many others will or could. Your decisions must meet the needs of our times. We set these expectations that you will adopt our amendments and fight for them as with the fierceness of a parent protecting their child, because that is what I am trying to do – survive and make sure that my child survives in the city, that she is the third generation to be born and raised in.

19. **Clinton Brink** – I guess you'd say I'm kind of a member of the development industry. I haven't heard a lot of us on the call today, but I also am affiliated with the Tacoma Pierce County Coalition to End Homelessness. I sort of understand this from both perspectives to some extent. I just want to say I think we all sort of agree on the problems here. The problems are that rent and housing prices are increasing at a crazy rate. I believe it's been in excess of 20%, the last two years or thereabouts. I think where we differ is what the solution is to that problem. The fact of the matter is that Tacoma has been underbuilding housing for the last decade and a half. According to the Pierce County Buildable Lands Report, Tacoma has about 20,000 units shy of where it should be, to keep up with its Growth Management Act housing targets – which equates to about 50,000 people worth of housing that we just didn't build. It's this lack of housing that is causing all these problems – the tremendous price increases, this homelessness epidemic – and the only way we can fix this problem is by building more units. I'm not sure the solution is to necessarily require that the units be affordable, but that's of course something for you to consider. Fundamentally, we need to focus on building more housing to meet this huge need. That's sort of what that'll take, but there are all these other concerns, such as environmental concerns, equity, and housing justice; and all these are important, but the fundamental fix here is to just build more houses.
20. **David Galazin** – I want to echo the sentiment of the last speaker, that it's critically important that Tacoma take action to build more. I'm also a homeowner in the North Slope, and I'm in the building trades. It's my job to build housing too. I'm also chair of the Tacoma DSA, Housing Justice Committee, and part of the Home In Tacoma for All campaign. I realize, as I've got decades of experience building housing, that the housing that we're building, is not naturally occurring, affordable housing. New housing is typically much more expensive than existing housing. So, we need to take a multiprong approach to this issue. We need to build as much housing as fast as we can, and we need to build that housing in an environmentally responsible way. The demand for housing is far outpacing our labor power to build that housing. There are labor shortages across the industry, and at the same time, we're facing an environmental crisis. We need to rethink how we build these, build them in a smart, thoughtful way, and to build housing that's affordable housing for all. The second point I want to make is that in addition to building more housing, which is going to take years and perhaps decades to develop a strategy for housing that's going to actually meet the target growth, we're also going to need to do what we can to stop the displacement of existing people that are already living in Tacoma. That means addressing the onerous and cruel laws around eviction and around preventing people from certain backgrounds from renting in the city. We need to abandon the practice of prohibiting people who had previously been incarcerated from being able to rent homes – there's no good reason to prohibit people who've paid their debt to society from renting again. And we need to allow people who've been previously incarcerated to return to their homes, into their families, and into the communities so they can find the stability in their lives. This Home In Tacoma is a time where we can adopt these kinds of transformative changes that would prevent further injustice to the community.

Chair Petersen closed the public hearing at 7:14 p.m., reiterated that written comments are accepted until Saturday, April 30, 2022, and thanked those who testified. Chair Petersen asked if Commissioners had any question or request for information for staff to respond to at the subsequent debriefing of hearing on a later date.

Commissioner Steele asked about the current homeless population in Tacoma and what is already planned, as it relates to affordable housing in Tacoma for the next 2 years.

Commissioner Krehbiel requested information on the scope of limitations regarding natural gas or methane hookups on new housing developments.

Commissioner Dorner asked about receiving an assessment on community resources available and resources needed to support density in neighborhoods.

Commissioner Strobel asked if it is possible to get a scope of how inclusionary zoning has been functioning in similar cities, as well as information from other communities that have implemented in lieu payments for affordable housing.

Commissioner Givens requested information about what developers have to pay, including fees that go towards affordable housing.

Commissioner Santhuff requested an outline of the consultant services that potentially are needed for Phase 2.

Commissioner Strobel requested information on how the City is reaching out to the unhoused.

Commissioner Krehbiel stated that it is important that consultants that have the ability and the social capital to go out and reach the unhoused are identified.

Vice-Chair Karnes requested a neighborhood breakdown of the proportion of midscale housing.

The Planning Commission recessed at 7:31 p.m. and reconvened at 7:36 p.m.

F. Discussion Items

1. 2022 Annual Amendment Debriefing

Mr. Atkinson outlined the comments and responses on the South Sound Christian Schools Land Use Designation Changes application.

Commissioner Krehbiel expressed concerns regarding tree loss.

Commissioner Santhuff asked if the small parcel associated with the proposal will remain low scale residential versus mid-scale.

Mr. Atkinson reviewed the comments and responses on the work plan for South Tacoma Groundwater Protection District code amendments.

Commissioner Givens requested clarification on what a developer has to do to develop in this area.

Commissioner Krehbiel expressed interest in continuing to explore the moratorium.

Mr. Atkinson presented the comments and responses on the Minor Plan and Code Amendments.

Commissioner Givens asked if the R-3 zone was an implementing zone for the low scale residential.

Commissioner Steele asked for clarification on the phased approach regarding the definition of “family”.

Commissioner Strobel requested clarification on the long-term work plan and if it would be a future minor code amendment that would include the definition.

Commissioner Steele expressed his concerns regarding the categorization of unrelated persons in a household as a “family”.

Mr. Atkinson reviewed the next steps, noting that the May 4, 2022 meeting will include a review and vote on the recommendation packet.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the May 4, 2022, meeting includes:

- Capital Facilities Program Update
- Proposed College Park Historic District
- 2022 Annual Amendment Recommendation

(2) Agenda for the May 18, 2022, meeting includes:

- Capital Facilities Program Update
- Design Review
- Tideflats Subarea Plan

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

- (1) Lihuang Wung, Senior Planner, informed the Commission that the IPS letter to the full City Council, regarding shipping containers and electric fences, concurs with the Planning Commission's initial assessment of the two subjects, and the suggestions for adjustments to the timeline.

J. Adjournment

The meeting was adjourned at 8:08 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*
http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/