

From: Esther Day <Dayesther214@outlook.com>
Sent: Tuesday, November 21, 2023 8:31 PM
To: Woodards, Victoria; Ushka, Catherine; Rumbaugh, Sarah; Hines, John; Walker, Kristina; Daniels, Kiara; Bushnell, Joe; Diaz, Olgy; City Clerk's Office; Pauli, Elizabeth
Subject: I'd like to share a link with you

Follow Up Flag: Flag for follow up
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Dear Tacoma City Council, City Manager, and City Clerk,

For some time now, myself and others have been raising the alarm of the serious lack of scientific investigations into a lot of what is being done in Tacoma.

I am asking that you please read the article below. If you take the time to research, you will find more information on this that should make us reconsider what is going on in the Tide Flats – especially this issue.

I really encourage you to do your own homework – don't let other do this for you. We deserve better. Stop this insanity.

The other item that really is terrifying to think of is a possible explosion. Check out Beirut, Lebanon. See Video:

<https://www.youtube.com/watch?v=93tV6-0Ugwk>

NOTE: My Nigerian friends who own a home in the hills of Lebanon thought they were going to slide down the hillside – their home sustained a lot of damage, but fortunately, they were safe. That can happen here with this LNG PLANT AND GROWING IT IS NOT A GOOD IDEA.

[On August 4, 2020, a massive explosion occurred in the Port of Beirut, Lebanon¹. The explosion was caused by a fire in a warehouse that held a vast stockpile of ammonium nitrate for six years²³. The blast was so powerful that it physically shook the whole country of Lebanon. It was felt in Turkey, Syria, Palestine, Jordan, and Israel, as well as parts of Europe, and was heard in Cyprus, more than 240 km \(150 mi\) away¹. The explosion killed at least 218 people, injured 7,000, and left an estimated 300,000 people homeless¹. The property damage was estimated to be around 15 billion dollars¹. The explosion was detected by the United States Geological Survey as a seismic event of 3.3 and is considered one of the most powerful artificial non-nuclear explosions in history¹. It was powerful enough to affect the atmosphere¹.](#)

[The explosion was preceded by a fire in the same warehouse¹. The adjacent grain silos were badly damaged. In July and August 2022, part of the silos collapsed following a weeks-long fire in the remaining grain¹. The economy of Lebanon was in a state of crisis before the explosion, with the defaulted on debt, the Lebanese pound plunging, and a poverty rate that had risen past 50%¹. In addition, the COVID-19 pandemic had overwhelmed many of the country's hospitals, several of which were already short of medical supplies and unable to pay staff due to the financial crisis¹.](#)

[The disaster led to protests across Lebanon against the government for their failure to prevent the disaster, joining a larger series of protests which had been taking place across the country since 2019¹. On 10 August 2020, Prime Minister Hassan Diab and the Lebanese cabinet resigned¹.](#)

See Health Impacts:

<https://www.sierraclub.org/articles/2022/08/climate-and-public-health-impacts-lng-exports>

Regards,

Esther Day

From: Bob Mossuto <bob@acow-wa.org>
Sent: Thursday, November 23, 2023 1:08 PM
To: City Clerk's Office
Subject: Middle Zoning Concerns
Attachments: HB 1110 Ltr to Speaker of the House.pdf; HB-1110 Letter to the House - Support Doc.pdf; Ltr - WA Realtor - HB 1110.pdf; Analysis for DOL by Richard Hagar.pdf

Follow Up Flag: Follow up
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Good Afternoon,

Federal lending guidelines in the US Code define “residential” as one to four units. It defines anything over four units as commercial. In regard to appraising real property for lending purposes (purchase or refinance), a residential licensed or certified appraiser can only appraise property that falls into the residential category. Anything over four units requires a commercial appraisal.

Given this, a licensed or certified real estate appraiser cannot appraise anything once considered single-family, now capable of commercial use (more than four units). Because commercial appraisals will now be required on these properties, appraisals will take two or three times as long, perhaps as long as six months, and the fees for the appraisals will be significantly higher. Lending requirements are more stringent on commercial property, and interest rates are higher. Combined, the change from residential to commercial will reduce the amount of affordable housing. People desiring to purchase in these areas will no longer be able to because of higher lending standards and increased interest rates.

The Appraisers’ Coalition of Washington has repeatedly addressed this problem at the state level. Because no one consulted the finance industry or appraisal profession before passing this state law, a state task force has been formed to analyze the legality of the state’s new density laws.

The city of Minneapolis passed similar laws a little over a year ago. Their law was challenged, and a judge told them the laws were illegal. Their density laws were then rewritten, becoming effective in July 2023, primarily for the same reasons.

I have attached several communications that the Appraisers’ Coalition of Washington provided to various state agencies to help you better understand the unintended consequences of the state’s new density laws.

If the city of Tacoma does not reconsider the density laws, the city will be responsible for putting residential appraisers out of business, extending appraisal timelines on purchase and refinance transactions of one to four-unit properties and significantly increases in appraisal fees to consumers in need of appraisal services.

If Tacoma’s city officials want to discuss this issue further, the Appraisers’ Coalition of Washington is available and would happily attend a Zoom meeting.

Thank you for your time, and happy holidays.

Respectfully,

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PO Box 13042
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Washington State House of Representatives
Attn: Speaker of the House, Laurie Jinkins & Sponsors of HB 1110
339C Legislative Building
PO Box 40600
Olympia, WA 98504-0600

RE: Consequences – HB 1110 & the Washington Mortgage Industry

July 13th, 2023

Honorable Ms. Jinkins and Representatives Sponsoring HB 1110,

The Appraisers' Coalition of Washington has discovered a critical unintended consequence within HB1110. While we acknowledge the importance of this legislation and its intended benefits regarding the housing crisis WA faces, we must bring your attention to a specific provision that will have severe implications for consumers, lending institutions, and the mortgage industry in general.

Specifically, Section 3 Subsection i-iii which mandates all residentially zoned properties allow for “**at least six units per lot**” in cities with populations of 75k or more, currently sixteen. (Seattle, Spokane, Vancouver, Bellingham, etc.)

Why is this a problem?

- Federal and WA State regulations define residential properties as 1-4 units.
- Federal Loan guidelines classify any loan involving a property greater than four units as a commercial loan.
- Federal and WA State regulations restrict Certified and Licensed residential appraisers to performing appraisals on 1–4-unit residential properties.
- Any property with five or more residential units requires a certified general (commercial) appraisal.

Conclusion:

- HB 1110 makes it illegal for Licensed and Certified Residential appraisers to appraise all but a small fraction of residential properties in the sixteen largest cities in WA.
- This will have a significant and immediate impact on consumers in Washington's sixteen largest cities.

How is this possible?

We have attached a separate document that goes into greater detail as to why, but here is the core reason. Every appraisal must include a Highest and Best Use analysis (H&BU). The H&BU must consider all potential improvements that can be placed on a property being appraised, even if is already improved with a single-family residence or some variation of 2-4 residential units. Therefore, because the new zoning will legally allow “at least six units per lot” the H&BU analysis will require consideration of five or more residential units being placed on the property, thus exceeding the limits of a Licensed or Certified Residential appraiser on both the Federal and State level. This is a very important distinction since most appraisals are for institutions following federal lending guidelines, and as such just increasing the WA State licensing law for residential appraisers to include up to six units is not a viable solution.

How does this impact the consumer?

When HB 1110 goes into effect July 23, 2023, less than one month from now, any property zoned “at least six units” will require a Certified General Appraiser as either the primary or supervisory appraiser.

- Certified General Appraisers do not typically use their license for residential work.
 - Thus, the consumer will not be served by the most competent appraiser for their property type.
- Only 25% of appraisers in WA are Certified General Appraisers.

- 75% of appraisers will be eliminated from the appraiser pool that lenders use for residential real estate loans, including most of the VA and FHA appraiser panels.
- Eliminating 75% of the appraisal force will significantly extend appraisal inspection and report timelines.
- The time to complete an appraisal will be further exacerbated by the expanded H&BU analysis which will require studies for both 1-4 residential use and five or more residential unit “commercial use”. These are very different types of analysis that take time and special training/competency.
 - More time & greater competency = Much higher commercial appraisal fees

To Summarize:

HB 1110 as written will have the following impacts to consumers and Washington’s mortgage industry in the sixteen largest cities of Washington:

- Appraisal fees will increase substantially, possibly as much as two to three times what they are currently,
- Appraisal wait times will skyrocket, thus hindering the home buying/selling process,
- Appraisals will not be performed by the most competent appraisers of 1–4-unit residential properties,
- Appraisals for VA loans will be nearly impossible to obtain for those who served our country,
- Appraisals for FHA & USDA loans will also be nearly impossible to obtain, and
- Appraisal reviews will require a Certified General Appraiser increasing fees and delays.

There is a simple solution:

reduce any language in HB 1110 referring to “at least six units” to “at least four units”

Considering the significance of this issue, we respectfully request an opportunity to discuss this with you further. Our coalition strives to represent the best interests of both appraisers and consumers. We believe a solution is possible that will best serve consumers while maintaining the intended goals of HB 1110.

Thank you for your time and consideration.



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 President
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 206-280-0335

This letter and the attached documentation were written by ACOW Director, Todd Redington – SRA, AI-RRS, AGA and Approved by the Appraisers’ Coalition of Washington’s Legislative Committee and the Board of Directors.

Appraisers Coalition Board of Directors:

- Vice President: Randy Berg
- Secretary: Brady Cornelius
- Treasurer: Kathy Walsh – SRA, AI-RRS, ASA, NMAA
- Director: Mike Fredrickson - ASFMRA
- Director: Todd Redington – SRA, AI-RRS, AGA
- Director: Andrew Sorba – SRA, ARWA
- Director: Briana Criqui - SRA
- Director: Lynn-Marie Palmer
- Director: Joy Bauer
- Director: Dallas Kiedrowski
- Director: Damon Hall – Appraiser Trainee

This document is the analysis and legal citations relevant to the determination that HB 1110 makes it illegal for WA Certified and Licensed Residential appraisers to perform appraisals in cities with a population of greater than 75k. It is being sent to a broad spectrum of recipients and thus written in a manner intended to convey the information as clearly and concisely as possible to the various levels of familiarity with this topic. The data and analysis that follows has been sent to various subject matter experts, all of whom concur with its conclusions.

There are two primary issues involved. The first relates to licensing restrictions and is very straightforward. The second involves the appraisal process itself and is more complex. We would like to reiterate at this point that ACOW understands and agrees with the good intentions of HB 1110. It is not our intention to repeal or even significantly alter HB 1110, but rather modify it so that the unintended consequences discovered do not negate the positive impacts this bill can have to the state of Washington.

THE ISSUE:

Let's start with the wording within HB 1110 that has created this unintended consequence. HB 1110 section 3 subsection i-iii reads as follows regarding cities with populations of 75k or more:

- (i) The development of at least **four** units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies.
- (ii) The development of at least **six** units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies, **within one-quarter mile walking distance of a major transit stop; and**
- (iii) The development of at least **six** units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies, **if at least two units are affordable housing.**

The way that this is written can easily be misinterpreted. Note how the first part of each is identical with only 1 exception, 4-units vs 6-units. However, (i) merely establishes that the first 4 units on any residential site can be any type of residential unit, while (ii) and (iii) establish criteria for the remaining 2 units to be developed on a property if the owner or developer chooses to do so. A clearer way of writing this would be:

All residential lots zoned predominantly for residential use will be allowed to develop at least 6 units. The first 4 can be of any type, the remaining 2 can also be of any type so long as the site is within one-quarter mile walking distance of a major transit stop, but if not, then the remaining 2 units must be affordable housing units.

Conclusion: HB 1110 requires that all lots zoned predominantly for residential use must be revised to allow "at least six units per lot", and that is what creates both the legal and appraisal process issues.

THE LEGAL PERSPECTIVE:

Residential appraisals are predominantly completed for lending purposes, whether that be for a purchase loan, refinance, line of credit or new construction. The vast majority of loans are made by institutions that have to comply with federal lending guidelines. For this reason, the legal ramifications must take into account both Federal and State regulations.

Federal:

The Appraisal Qualifications Board (AQB) of the Appraisal Foundation establishes the minimum standards for appraiser qualifications which includes the following mandate:

- State appraiser regulatory agencies **are required** to implement real property appraiser licensing and certification requirements that are **no less stringent than those issued by the Appraisers Qualification Board (AQB) in the **Criteria**.**
 - [Real Property Appraiser Qualification Criteria \(appraisalfoundation.org\)](http://appraisalfoundation.org)

Page 20 of the "Criteria" document cites: [The Appraisal Foundation Document Library \(sharefile.com\)](http://sharefile.com)

- A) The **Certified Residential Real Property Appraiser classification** qualifies the appraiser to appraise **one-to-four residential units without regard to value or complexity**.
1. The classification includes the appraisal of vacant or unimproved land that is utilized for one-to-four residential units purposes or for which the highest and best use is for one-to-four residential units.
 2. **The classification does not include the appraisal of subdivisions** for which a development analysis/appraisal is necessary.
- B) **All Certified Residential appraisers must** comply with the **COMPETENCY RULE** of The Uniform Standards of Professional Appraisal Practice (**USPAP**)

***** Note that this information is for the “Certified” level of residential licensing. The “Licensed” level of residential licensing is more restrictive.

Also relevant is the Federal definition of a Commercial real estate transaction.

[eCFR :: 12 CFR Part 34 -- Real Estate Lending and Appraisals](#)

§ 34.42 Definitions.

Commercial real estate transaction means a real estate-related financial transaction that is not secured by a single 1-to-4 family residential property.

State:

WAC 308-125-010 Definitions:

(5) **"The Uniform Standards of Professional Appraisal Practice (USPAP)"** means the current edition of the publication in force of the appraisal standards board (ASB) of the appraisal foundation. **USPAP is the applicable standard for all appraisal practice in the state of Washington** regulated under the provisions of chapter 18.140 RCW.

(12) **"Residential properties"** means **one to four single family residential units and lots where the highest and best use is for one to four family purposes.**

WAC 308-125-040 Examination prerequisite state-certified residential classification.

The **state-certified residential real estate appraiser classification** applies to appraisals of all types of residential property of one to four units without regard to transaction value or complexity and nonresidential property having a transaction value less than two hundred fifty thousand dollars.

WAC 308-125-200 Standards of practice.

(1) **The standard of practice** governing real estate appraisal activities **will be** the edition of **the Uniform Standards of Professional Appraisal Practice** of the Appraisal Foundation in effect on the date of the appraisal report.

CONCLUSION - Summary of the Legal Perspective

All of these citations clearly established by **both Federal & State guidelines that a certified residential appraiser is only “qualified” and/or legally allowed to appraise 1–4-unit residential properties** with the one caveat under WAC 308-125-040 that commercial properties up to a transaction value of less than \$250k can also be appraised, but the \$250k limit would likely be exceeded by a 5+ residential unit property. Therefore, from a strictly legal interpretation standpoint, **72.6% of the appraisal workforce will no longer be able to LEGALLY appraise in the affected cities/municipalities.**

Some have suggested to revise Washington’s Certified Residential classification to include residential properties up to 6 units, but this would not have the desired results:

- The Federal definition of Cert Residential Appraiser is 1-4 units.
- Federal lending guidelines define commercial real estate to be anything above 4 residential units.

Thus, changing the WA Certified Residential Appraiser classification would not mean that person meets the Federal qualifications or standards for either appraising or lending, especially when performing an appraisal for any Federally Related Mortgage Transaction (Fannie, Freddie, VA, FHA, etc). The fundamental Federal Guidelines as to what a “Residential” property is would have to change.

THE APPRAISAL PROCESS ISSUE:

As referenced previously, federal guidelines:

- A) **All Certified Residential appraisers must** comply with the **COMPETENCY RULE of USPAP**

Here is what the current USPAP competency rule states:

An appraiser must determine, prior to agreeing to perform an assignment, that he or she can perform the assignment competently. Competency requires:

1. the ability to properly identify the problem to be addressed;
2. the knowledge and experience to complete the assignment competently; and
3. **recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment.**

Comment: Competency **may apply** to factors such as, but not limited to, **an appraiser's familiarity with a specific type of property or asset**, a market, a geographic area, an intended use, specific laws and regulations, **or an analytical method**. **If such a factor is necessary for an appraiser to develop credible assignment results**, the appraiser is responsible for having the competency to address that factor or for following the steps outlined below to satisfy this COMPETENCY RULE.

USPAP competency rule comment 3 specifically cites compliance with laws and regulations. At face value, this further confirms the legality issue. However, there are some complexities that need to be addressed as to "how and why" this rule applies within the appraisal process, more specifically the Highest and Best Use (HABU) analysis within the appraisal process.

Fannie Mae, Freddie Mac, FHA, VA and most other institutional lenders use a standard residential appraisal report form known as the URAR or 1004 form. Note the question on Pge 1 about 1/3rd of the way down the form:

	UTILITIES		WATER		SEWER		OFF-SITE IMPROVEMENTS - TYPE	
	Public	Other (describe)	Public	Other (describe)	Public	Other (describe)	Public	Private
Specific Zoning Classification	Zoning Description							
Zoning Compliance	<input type="checkbox"/>	Legal	<input type="checkbox"/>	Legal Nonconforming (Grandfathered Use)	<input type="checkbox"/>	No Zoning	<input type="checkbox"/>	Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?	<input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	<input type="checkbox"/>	Street	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

This one question, as innocuous as it appears to be, is **the single most important question in the appraisal process** and dictates the outcome of the entire appraisal, including whether or not the property is considered acceptable collateral to the lender.

The definition of H&BU is as follows:

The reasonably probable and **legal use** of vacant land or an improved property that is **physically possible, appropriately supported, financially feasible** and that results in the **highest value**.

The definition includes 4 tests (red bold) and the highlighted text of "appropriately supported" which references a USPAP guideline which WA defines as the standard of practice for appraisers in WA.

- o USPAP Standard 2-2(a)(xii)
 - **when an opinion of highest and best use was developed by the appraiser**, state that opinion and **summarize the support and rationale** for that opinion;

How exactly does Highest and Best Use relate to HB 1110?

There are two core aspects. The first is found within the first 2 tests of HABU, the second is a matter of the previously cited USPAP competency rule which relates to tests 3&4.

Here are the 4-tests in the order that they are most commonly used but note the order of 1&2 are interchangeable.

- 1) **Legally Permissible:** What is legally possible to build on a site based on the zoning?
Under HB 1110, all predominantly residential zoning in cities with populations greater than 75k people will be required to allow “at least” 6 residential units unless the site is already zoned for higher density. There are a couple of caveats that would exclude a small fraction of properties, but under HB 1110 it will be legally permissible for any residentially zoned lot to be developed with:
 - An SFR,
 - 2–4-unit residential property, or
 - A property that has more than 4 units.
 - **defined as “commercial” even if the units were residential in nature.**

While this would appear to end the process for a Licensed or Certified Residential appraiser, given the property can legally have more than 4 units, the test of Physically Possible can help.

- 2) **Physically Possible:** Essentially, what can be built? The appraiser must consider the lot size, shape, topography, geological stability, wetlands, development setbacks, etc..

IF an appraiser can **prove that the property cannot physically be developed with more than 4 units**, that is enough to make it legal for a Licensed or Certified residential appraiser to appraise the property. However, herein lies the challenge and additional obstacles HB1110 created for the appraisal navigate in order to arrive at such a conclusion:

- First and foremost, the appraisal must be able to demonstrate and support “WHY” it is not physically possible to put more than 4 units on a site.
- That said, while HB 1110 gives no specific guidance as to any minimum size of a unit, Section 3 subsection 6g states:
 - Any city subject to the requirements of this section: Are **not required to achieve the per unit density** under this act **on lots** after subdivision **below 1,000sf** unless the city chooses to enact smaller allowable lot sizes.
 - In other words, HB 1110 requires “at least 6” residential units on all lots greater than 1,000sf, thus inferring that “tiny houses” or small condos & apartments may be the affordable option needed to address the housing crisis.
 - Example: A three story structure with two 456sf residential units on each level using basic setback expectations would could be built on a 1500sf lot.
- Furthermore, HB 1110 Section 3 subsection 6d-f largely eliminate or greatly minimize off-street parking mandates. Thus, an area that would have had to be set aside for parking can be used for more livable area, or more units.

Subsequently, HB 1110 makes it extremely challenging for an appraiser to conclude it would not be physically possible to put 5 or 6 residential units on a lot. So difficult that the vast majority of residentially zoned properties will be both legally permissible and physically possible to develop with more than 4 units.

Here is the split

IF somehow, the appraiser is able to prove the site can only be developed with 4 or less units, then a Licensed or Certified Residential appraiser can legally appraise the property.

IF NOT – then this is where Legally Qualified, and the Competency rule apply.

- 3) **Financially Feasible;** and/or
- 4) **Highest Value:** (in this case it does not matter which is first, they have the same result):

In order to determine which of the legally permissible and physically possible improvements are financially feasible and creates the highest value, **the appraiser MUST consider what the value of the property would be worth if developed with more than 4 units.**

It has already been established that this is beyond the qualifications of a Licensed or Certified Appraiser’s licensure, except when the value of the commercial property being appraised is less than \$250,000.

That said, an argument could be made that if the HABU truly was for improvements of 4 units of less, a Licensed or Certified Residential appraiser could legally perform the appraisal. However, in order to comply

with the licensing restrictions by determining that the H&BU would be for development of less than 5 units on a lot that allowed and could be developed with more, the appraiser would have to:

- Perform market data research and analysis that requires an understanding and **competency in the valuation of commercially rated residential improvements**, then,
- The appraiser will have to “**reasonably summarize the support and rationale**” as to why the property would not have its highest value with more than 4 units.
 - This goes back to the competency rule mentioned previously which requires an appraiser to be familiar with the type of property and analytical methods for appraising that type of property.
 - Licensed and Certified Residential appraisers are not required to have any education or experience related to appraising commercial properties defined as 5 or more units. Note that while it would seem that appraising a 4-plex and a 5 unit property would be similar, it is not. The analysis techniques are different and include things like Capital Asset Pricing and/or analyzing net operating income and ROI of a commercial/apartment type property.
- Can a Licensed or Certified Residential appraiser obtain the requisite knowledge and understanding to perform the analysis necessary?
 - Yes, but then the issue goes back to it being outside of the appraiser’s legal qualifications to do so. In our analysis of HB 1110 there is only one way that a Licensed or Certified Residential Appraiser could legally appraise a property that allowed up to 6 units and passed H&BU tests 1&2, and that would be done this way:
 - A Licensed or Certified Residential appraiser performs the commercial valuation analysis; then,
 - Communicate within the appraisal report not only how the Certified Residential appraiser has become competent to do perform said analysis (education, training, experience, etc.), but summarize & support the rationale for the conclusion of the analysis as required by USPAP 2-2(xii),
 - Then have the report Co-Signed by a Certified General appraiser as the “supervisory” appraiser.

One last point of emphasis, the amount of time to complete a residential appraisal will increase substantially when a commercial valuation analysis is required to be performed and described within an appraisal report. Add to that incorporating the time spent by a Certified General supervisory appraiser that takes equal responsibility for the report and not only will there be a much longer wait period for appraisals, but the costs for appraisals will increase dramatically.

Summarizing the Competency and Appraisal Process Issues:

- If an appraiser can show that the H&BU of a property zoned for “at least 6 residential units” is 1-4 units, then the appraiser is legally able to appraise the property.
- However, HB 1110 is written in such a way that to arrive at that conclusion will be very rare.
- Subsequently, the only way that a property zoned “at least 6 residential units” can be legally appraised is either by a Certified General appraiser, or arguably by a Residential appraiser that has competency to perform the additional analysis and the appraisal report Co-signed by a Certified General Appraiser.

One last note regarding competency and the appraisal process:

Most, if not all, appraisals undergo some form of “review”. Many of these reviews are done with computer programs that only check for technical discrepancies. However, some are more in depth and are performed by human beings. Subsequently, **Any review appraisal** performed on a residential appraisal, regardless of whether or not the appraisal concludes that the H&BU would be for 4 units or less **will have to be done by a Certified General Appraisal** because the reviewer would have to “review” and do independent research to concur that the more than 4 unit potential that would have to be dismissed in the residential appraisal is supported and used proper commercial valuation techniques. Again, increasing the time and cost of the appraisal process with a very limited number of qualified appraisers that not only have to be Certified General, but must also meet the competency rule and be

familiar with the type of property being appraised, and a Certified General appraiser may not be familiar with residential properties.

Are there any loopholes, or competing arguments to this analysis?

ACOW acknowledges that there are 2 arguments most commonly cited in an attempt to justify the ability of a Licensed or Certified Residential appraiser to perform an appraisal on these newly zoned “at least 6 unit” properties.

some arguments that have been brought up relating to both HABU “as-improved” as well as the term “Most Probable” being included in the HABU definition.

The first is that the URAR form only asks about the HABU “as-improved”, suggesting that a H&B use study “as-vacant” is not needed.

The reason this is not a valid argument is twofold and complicated by a very poorly written FAQ response by Fannie Mae that is more than slightly misleading. However, the Fannie Mae selling guide is not only 100% compliant with USPAP, but better explains why this argument is not valid. The selling guide specifically states:

- The appraiser determines highest and best use of a site as the reasonable and probable use that supports the highest present value on the effective date of the appraisal. For improvements to represent the highest and best use of a site, **they must be legally permitted, financially feasible, and physically possible**, and **must provide more profit than any other use of the site would generate**. **All of those criteria must be met** if the improvements are to be considered as the highest and best use of a site.
- The appraiser’s **highest and best use analysis of the subject property should consider the property as it is improved**. This treatment recognizes that **the existing improvements should continue in use until it is financially feasible to remove the dwelling and build a new one, or to renovate the existing dwelling**.

Which begs the question, how can one determine that the HABU as improved is greater than “any other use of the site would generate” if the appraisal does not include removing the existing improvements and replacing them with at least 6 units, an instruction that is found in the last line of the second part of the selling guides instructions. It is noted that the last sentence does not include “adding” units as a financially feasible alternative which is what will another possible alternative created by HB 1110, but that potential is addressed when it discusses the yellow highlighted words above.

The second argument is that the definition of H&B use includes the term “most probable HABU”, but the zoning change in HB 1110 makes this argument mute as well.

The “most probable” argument is rooted in the concept that a low-density residential area is not going to suddenly be redeveloped into all 6-unit properties. In other words, a property with a Single-Family Residence in a well-established area of Single-Family Residences is not going to have one property in the middle suddenly get torn down and a 6 unit improvement put in its place. There are two flaws with this thought process, both based in the fact that the improvements that exist were built based on a more restrictive zoning than HB 1110 allows.

- What if a property with an existing 2-story SFR in what was a 1 unit per lot zoning area can now have 6 units built on it, and would have water or mountain views from a 3rd floor condominium or apartment unit.
 - Everything around it is improved with an SFR, and this has always been an areas of SFRs, but would it be so hard to believe that the HABU would be to tear that 2-story down and redevelop the lot?
- Even if a view enhancement were not the case, it may be that the “most probable” is that the SFRs add one or more ADU units, and once that happens, maybe higher density becomes more normalized and 5-6 units are a greater potential of being the “most probable”. Thus, even if the “most probable” argument is correct right now, at some point in the future it won’t be. It is best to address it now, than to deal with it later.

CONCLUSION:

When HB 1110 goes into effect on July 23, 2023:

- Licensed and Certified Residential appraisers will not be able to appraise most, if not the vast majority of properties, impacted by the zoning change without a co-signing Certified General Appraiser both from a legal perspective as well as a competency perspective.
- While Certified General Appraisers have the ability to appraise residential properties from a legal perspective, residential properties are not typically what Certified General Appraisers appraise and as such are likely not competent to perform residential appraisals, especially complex assignments.
- The elimination of Licensed and Certified residential appraisers (76.2%) from those that can perform appraisals in the 16 cities currently impacted by the zoning change, combined with the portion of those Certified General appraisers that are either not competent or have no desire to perform residential appraisals leaves a catastrophically low number of appraisers that are available to complete these appraisal assignments.
- Regardless of whether an appraisal is completed by a Certified General appraiser or a residentially licensed appraiser with a co-signing Certified General Appraiser, both the cost and time it takes to complete an appraisal assignment will increase, and this does not include the added time for a client or lending institution to obtain an appraisal given the lack of appraisers that will be available to accept an assignment.
- This will also dramatically impact the ability to perform residential sales/transactions

ACOW CAN ONLY FIND ONE SOLUTION

The only possible way to address all of these issues is for HB 1110 be amended to read only the term “at least 4 units” and eliminate the “at least 6 units” component of the bill. This would solve the problem in its entirety and still accomplish the intent of HB 1110:

- It would still eliminate any restrictions to less than 4 units on a site,
- It would allow the local municipalities to choose/identify what sites should be increased beyond “at least 4-units” to the “at least 6-units” level, or more.
- It would allow Licensed and Certified Residential appraisers to complete appraisals on all but those properties the local municipalities have identified as “at least” some number greater than 4 units.
- It would allow review appraisals to be performed by residentially licensed appraisers.



PO Box 13042
Olympia, WA 98508
360-561-3480
Info@acow-wa.org

Washington Realtors
Attn: Nathan Gorton, CEO
P.O. Box 719
Olympia, WA 98507
360-943-3100

RE: Informative Q&A Regarding the Impact of Middle Housing Legislation on Appraisers

November 17, 2023

Dear Mr. Gorton,

The Appraisers' Coalition of Washington (ACOW) Board of Directors have read the recent Q&A regarding middle housing and its impact on appraisers, published by Washington Realtors Association and we are concerned about what was published.

I would like the Washington Realtors Association to know that the Appraisers Coalition of Washington and the appraisers throughout Washington fully support the state's efforts to increase housing and more importantly, more affordable housing.

However, the concern regarding the impact of these new laws is not only an "appraiser" issue. The impact is also a consumer protection issue and a real estate broker issue. The fact is, the unintended consequences of HB 1110 and HB1337 create restrictions that will impact the ability for your buyer to obtain affordable financing to purchase residential real estate which then impacts the ability of real estate brokers to close purchase transactions and collect commissions.

The significant impact of HB 1110 will be on the ability for the consumer to obtain the more affordable "single-family" financing rates with the current favorable downpayment terms. The limitations set by federal underwriting guidelines (Fannie, Freddie, FHA, VA, and USDA) require that any property of more than four units be underwritten as commercial property. The required qualifications for financing commercial properties are far more stringent, require a commercial appraisal, significantly increasing appraisal fees and turn times, which would be detrimental to the underserved members of the community.

The significant impact of HB 1337 will be on the ability to obtain ANY federal financing. The limitations set by federal underwriting guidelines (Fannie, Freddie, FHA, VA, and USDA) exclude any property with more than one (1) Additional Dwelling Unit (ADU) from finance eligibility. Thus, HB 1337 limits the purchasing power of properties with two ADUs to cash buyers and investors and would be detrimental to the underserved members of the community.

Furthermore, the significant impact of HB 1110 and HB 1337 combined will be the conversion of all Single Family Residential (SFR) zoning to multi-family zones with no mandatory owner occupancy. Therefore, even if a site has a single-family home with an ADU, it becomes a duplex and does not qualify for SFR lending programs but rather small residential income loan programs with more stringent lending, higher down payments, and higher rates. This impacts the consumer's ability to purchase and a broker's ability to sell and receive a commission.

Though the municipality's implementation deadlines end in 2025 and 2026, the appraisers are required to consider the current market reaction and purchasing decisions based on the eminent zoning change from residential to commercial. This analysis is part of the Highest and Best Use analysis for the site. That time is now, not 2025 or 2026. More information on the highest and best use analysis requirements can be found at <https://www.workingre.com/highest-best-use-analysis-2/>.

ACOW invites the Washington Realtor Association to join us in working with State Representative Jessica Bateman, author and sponsor of HB 1110 and her team, our Lobbyist, Tony Sermonti, the Department of Commerce (DOC), the Department of Licensing (DOL), the Real Estate Appraiser Commission (REAC), and other state agencies in an effort to improve housing supply while protecting the consumers' access to affordable federal financing, to ensure appraisals remain affordable, and that appraisal turn times remain consistent with today's expectations.

The ACOW Legislative Committee is available for and open to any questions or concerns, and I welcome you to contact us. I can be reached at the below number or email address. ACOW's Legislative Committee can be reached by email at info@acow-wa.org.

Respectfully,



Robert "Bob" Mossuto Jr. MNAA
President
Appraisers' Coalition of Washington
206-280-0335
Bob@acow-wa.org

Note: This letter has been approved by a majority of the Appraiser's Coalition of Washington Board of Directors.


 AMERICAN HOME APPRAISALS

7683 SE 27th Street #300
 Mercer Island, WA 98040
 Ph. 206-236-3037
 admin@americanappraisals.com

August 1, 2023

Real Estate Appraiser Commission
 Real Estate Appraiser Section
 Department of Licensing
 PO Box 3777
 Seattle, WA 98124-3777

I have been asked to analyze two laws recently passed by the legislature, HB 1110 and HB 1337, and describe how they may impact the appraisal of residential real estate. These laws contain conflicting text and appear to have been poorly written by people who do not have a full understanding of banking laws, lending practices, and the limitations placed on appraisers. These laws start off stating that their purpose is to decrease housing costs, which may be true twenty years in the future, however their impact today will be the opposite. The laws will restrict the number of loans available for residential properties, increase the interest rates and downpayment requirements used by most buyers. The number of appraisers capable and legally permitted to appraise under these new requirements will be significantly reduced resulting in severely lengthening the amount of time it takes to obtain an appraisal and substantially increasing appraisal fees.

Lending and Appraisal Background

Over the past 85 years there have been a series of federal laws, rules, regulations, and common business practices that have classified residential lending into two distinct categories, “residential” and “multi-family”. Laws making this separation include, but are not limited to the 1938 creation of the Federal National Mortgage Association (commonly called “Fannie Mae”), Fannie Mae’s modification in 1968, the Housing Act of 1949, the laws creating the Housing and Urban Development (HUD) which oversee the Veterans Administration (VA) and Federal Housing Administration (FHA) and the Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA).¹ These, laws together with common banking practices indicate, that properties that have or can contain five units or more are considered “multi-family” properties.

Definitions quoted in FIRREA:

- *Residential real estate transaction means: a real estate-related financial transaction that is secured by a single 1-to-4 family residential property.*
- *Dwelling: a residential structure that contains one-to-four units, [..]*
- *Commercial real estate transaction means: a real estate-related financial transaction that is not secured by a single 1-to-4 family residential property.²*

¹ PART 323—APPRAISALS Authority:12 U.S.C. 1818, 1819(a)(“Seventh” and “Tenth”), 1831p–1 and 3331 et seq. Source:55 FR 33888, Aug. 20, 1990,

² IBID

Fannie Mae has a wide latitude when buying loans from lenders if the loans involve 1-4 unit properties. When a loan involves five or more units (multi-family), by law, they are restricted in the number and amount of loans they can purchase. These loans also require a substantial increase in the amount of a downpayment used to purchase a property.

Appraisals were similarly divided by the various government agencies and lenders. Appraising a property with, or capable of supporting, four units or less uses a simplified appraisal process. These properties are more common; loan amounts are lower, and the potential loss to a lender if a loan goes into default is reduced. In addition, foreclosing on small unit properties often utilizes a more simplified deed of trust (DOT) process than the formal mortgage process sometimes used for larger multi-family properties. The information a lender needs prior to funding a loan for a 1-4-unit property is reduced to a point where standardized appraisal forms (FNMA Form 1004 or 1025) are used. Fannie Mae created and required the use of these standardized forms prior to their purchase of loans from all lenders.

Valuing commercial property, including multi-family housing, is more complex. In this market segment there are different types of buyers, larger loan amounts, and more complex loan qualifying standards. Loans on multi-family properties are unlikely to be sold on the secondary market therefore they create far more risk for lenders that retain the loans. There is no standardized appraisal form for properties with more than four units; they are narratives custom created and usually exceed 100 pages in length. The requirements of these reports far exceed those used in a typical appraisal form. The depth of information and complexity also necessitates extensive additional training and licensing for appraisers.

Lenders and various government agencies have determined that the separation point between simple and complex properties is when a property has, or can support, five units or more.

Based upon this separation, federal laws, mandating the licensing/certification of appraisers, also followed this same classification. Generally speaking, Certified Residential appraisers are limited to appraising residential properties of any value that have four units or less while Certified General appraisers are allowed to appraise properties with five units or more including commercial, industrial, and agricultural properties.^{3 4} This separation is similar to the classification used all across the United States.

Highest and Best Use

When providing appraisals for market value, the Uniform Standards of Professional Appraisal Practice (USPAP) requires appraisers to perform a highest and best use analysis of the property as if vacant and as improved if there is an existing structure on the property.⁵ Determining the legal uses and value of the property as if vacant then determines the contributing use and value of any existing structure on the property. If a property legally, physically, and financially can support up to 4 units then a Certified Residential appraiser can determine the property's value. However, if a property can support 5+ residential units, or any other commercial use, then a Certified General appraiser **must** make a determination regarding the potential use and value.

³ IBID; (K) "Residential real estate transaction means a real estate-related financial transaction that is secured by a single 1-to-4 family residential property."

⁴ [55 FR 33888, Aug. 20, 1990, as amended at 57 FR 9050, Mar. 16, 1992; 59 FR 29501, June 7, 1994; 80 FR 32684, June 9, 2015; 83 FR 15036, Apr. 9, 2018; 84 FR 53598, Oct. 8, 2019; 85 FR 21317, Apr. 17, 2020; 85 FR 65671, Oct. 16, 2020]

⁵ Standards Rule 1-3(b) Market Analysis and Highest and Best Use; Advisory Opinions 2, 23,

New Law HB 1110

HB 1110 requires the following:

- Cities with a population between 25,000 and 75,000 must be rezoned to a minimum of 4 units per residential lot.
- Cities with a population greater than 75,000 must rezone to allow a minimum of 6 units per lot.
- *“For cities with a population of less than 25,000, that are within a contiguous urban growth area with the largest city in a county with a population of more than 275,000, based on office of financial management population estimates the development of at least two units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies.”⁶*

HB 1110 also created a unique definition called “middle housing”⁷ that conflicts with all prior applicable federal laws and the zoning regulations of almost every city and county in the state. The law requires an allowance of a minimum of six “middle housing units” on all “residential lots” in cities larger than 75,000. Lots more than a quarter of a mile from a major transit stop must have two of the six units available for affordable housing; while lots within a quarter of a mile of a major transit stop do not have that requirement.

** Once five or more units are **allowed** to be built on a lot the required highest and best use analysis and conclusion **must** be made by a Certified General appraiser. The effect of HB 1110 is that it will eventually prohibit Residentially Certified appraisers from appraising any home in any city with a population greater than 75,000 and immediately disqualify them if the property is within one quarter of a mile of a major transit stop.

The DOL (Appraisal Division) reports there are 1,262 Certified Residential appraisers and 516 Certified General appraisers who live in the State of Washington. The net effect of this law will bar the largest majority of appraisers from working in large cities. Adding to this problem is the fact that very few Certified General appraisers are willing to appraise 5-6 unit properties.

As a Residentially Certified appraiser, for me to accept an appraisal assignment on an existing single-family home I would have to hire and pay a Certified General appraiser to perform part of my highest and best use analysis. If it was determined that the most profitable use of the property was for 1-4 units then I could complete the appraisal. If it was determined that the most profitable use was for 5-6 units then the Certified General appraiser must complete the assignment. This process and inclusion of an additional appraiser will result in a dramatic increase in appraisal fees paid by the borrower. It is my estimate that if I could complete the assignment, my minimum fee would be 50% higher than existing appraisal fees. If I could not complete the assignment and it was turned over to the Certified General appraiser, the minimum fee would be \$2,500 and that’s if a qualified appraiser could be found to perform the service on a simple house sited on a residential lot.

This process will result in significantly longer delays in obtaining an appraisal and at least a doubling if not tripling of appraisal fees for all residential appraisals. I am not aware of any state authority that can alter the classification of multi-family properties or could craft an exception allowing Certified Residential appraisers to provide appraisals for this purpose.

⁶ HB 1110, Section 3.

⁷ HB 1110; Section 2(21)

New Law HB 1337

HB 1337 also has created conflicts with the appraisal and lending process.

Section 3

A new section is added to chapter 36.70A 3RCW to read as follows:

(1)(a) Cities and counties planning under this chapter must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations, and other official controls the requirements of this section and of section 4 of this act, to take effect six months after the jurisdiction's next periodic comprehensive plan update...

...the requirements of this section ... of this act supersede, preempt, and invalidate any conflicting local development regulations.

(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;

(c) The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes....⁸

The conflict that arises is the statement that ***“The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for a principal unit.”*** At the same time HB 1110 indicates that up to six “middle housing units” can be built on any “residential lot.”

This indicates that for cities with a population greater than 75,000 six “middle housing units” plus two accessory dwelling units can be constructed on a single “residential lot” which again triggers the requirement for using a Certified General appraiser. This same issue will also extend to cities with a population between 25,000 and 75,000 and cities with a population less than 25,000 but adjacent to large cities, which must allow the construction of four “middle housing units” on a lot. Again four “middle housing units” plus 1 or 2 ADUs triggers the inability of Certified Residential appraisers from appraising in any city with a population greater than 25,000 including smaller towns adjacent to large cities.

Lending Conflict and Restriction

Fannie Mae does not purchase loans if the site is zoned multi-family and there is an ADU.⁹ Current single-family residential zoning in most cities and counties conforms to this restriction. The state calling properties “middle housing units” does not change the fact that they are “multi-family” zoned properties which triggers the inability of Fannie Mae purchasing loans in areas with this new zoning definition. The state can call it whatever it wants, it doesn't change the fact that the law has created universal multi-family zoning.

These new state laws will now prohibit Fannie Mae from lending and residential appraisers from appraising in more than 80% of populated areas of the state.

⁸ HB 1337; Section 4(c)

⁹ Fannie Mae Sellers Guide Section B2-3-04, Special Property Eligibility Considerations

Conflict with Accessory Dwelling Units

Inclusion of “at least two accessory dwelling units on all lots...” is where we run into another conflict with the lending requirements of Fannie Mae, Freddie Mac, VA and FHA. As an example, the existing residential appraisal Form 1004 does not allow for the inclusion of two accessory dwelling units (ADU). The form allows for the primary dwelling unit and one ADU, there is no way to include two ADUs. A snip of the form is included.

GENERAL DESCRIPTION	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit
# of Stories	One
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.
Design (Style)	Ranch
Year Built	2001
Effective Age (Yrs)	3
Attic	<input type="checkbox"/> None
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated

In addition, Fannie Mae is prohibited from purchasing “residential” loans from lenders if a property has two ADUs.

Per Fannie Mae Sellers Guide Section B2-3-04, Special Property Eligibility Considerations (09/02/2020):¹⁰

Accessory Dwelling Units

Requirements

- *Only one ADU is permitted on the parcel of the primary one-unit dwelling.*
- *ADUs are not permitted with a two-to four-unit dwelling.*

Once there are two or more ADUs, the property is considered to be “multi-family” at which point a different form (1025) must be used and different lending requirements become necessary. The same appraisal form is also used by Freddie Mac, VA, and FHA.

General Description	
Units	<input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four
	<input type="checkbox"/> Accessory Unit (describe below)
# of Stories	# of Bldgs.
Type	<input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.
Design (Style)	
Year Built	
Effective Age (Yrs)	

While there is no conflict between the state’s appraisal certification and appraising these properties, educating appraisers on this lender requirement and proper use of the form will be the preliminary issue. For several years, Seattle and Kirkland have permitted two ADUs to be constructed on a lot. In our reviews of other appraiser’s reports, we are seeing failures to properly disclose the second ADU and failures to properly value the second ADU both resulting in misleading reports (USPAP failures).

Transportation

These new laws created two additional conflicts involving their definitions of “*major transit stop.*”

HB 1110 indicates that a “major transit stop” only applies to cities with a population greater than 25,000, however HB 1337 indicates that the definition applies to all cities and counties.

HB 1110 applies the term to “stops on bus rapid transit routes” which typically references special buses that stop only at selected locations designed to transport passengers quicker over greater distances. However, HB 1337 expands that definition and uses: “*Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.*”¹¹ This definition includes almost every bus stop.

¹⁰ IBID

¹¹ HB 1337; Section 2, (8)e

In HB 1110 a lot can have six “middle housing units” and possibly two additional ADUs, near a “major transit stop” while HB 1337 allows a primary dwelling **plus** two ADUs near any bus stop. Between the two laws, the definitions of “unit” is further muddled and confusing.

These laws need to clarify and synchronize the definition of “major transit stop” and ensure that they are not allowing more than four units on any residential property in any city of any size.

Definition of “unit”

In HB 1110

"Middle housing" means:

buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

This indicates that units can be attached, detached, or contained within the same building as other units, all located on the same lot.

HB 1337 has the following definitions.

"Accessory dwelling unit" or “detached dwelling” unit means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

"Dwelling unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

HB 1110 and HB 1337 use different words to describe the same thing... a unit that provides complete independent living facilities all on the same residential lot.

HUD and Fannie Mae leave it up to the appraiser to determine if a unit is an ADU or an additional living “unit” in a multi-family building. To accomplish this separation, appraisers rely on zoning descriptions which in the past clearly delineated single-family residential zoning from “multi-family” zoning. ADU laws indicated that a unit was subservient in size and relationship to the primary house. Under existing definitions “accessory dwelling unit” is an accessory, something that enhances the primary dwelling. Under these new definitions “enhancing the use of the primary dwelling” is out and has been changed to hide and provide a confusing way of describing a multi-family dwelling.

HB 1337 indicates *"Principal unit" means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.*¹² For a duplex, triplex, or other housing unit, which unit is the “principal unit”, and which is the accessory unit? Could the accessory unit be the second unit of a duplex or third unit of a triplex or sixplex? In the past zoning designations separated the two, under these new laws and definitions I don’t see any difference.

¹² HB 1337, Section 2, (10)

In addition, ADUs do not count towards density calculations that appraisers use to determine the legality or number of “units” that can be built on a lot; this will add more complexity to appraisals.

Within past and present state laws, I see no definitions of “duplex” or “triplex” or “sixplex” etc. Common use may reference the number of units, but we still come back to the problem of: what is a “unit” what is a “-plex”?

These laws are arbitrarily and capricious by failing to explain how appraisers and real estate brokers are to classify or separate “middle housing units” and ADUs.

The laws need to clarify and synchronize the definition of “unit” and “accessory dwelling unit”.

Reclassifying appraisers

There is no law that allows the Department of Licensing to reclassify Certified Residential appraisers as Certified General appraisers or allow them to perform an appraisal, including the highest and best use analysis and valuing properties with more than 4 units. Reclassifying these two distinct groups would run counter to federal laws and the methods employed by all lenders in determining an appraiser’s qualifications and ability to appraise single family residences and multi-family properties.

If the existing laws remain, then there will be a massive shortage of appraisers willing to appraise these “multi-family” properties and fees will, at a minimum, double. Adding to this shortage, many existing appraisers will find these laws overly complex, cumbersome, and legally risky, further hastening their exit from the profession. It is also my belief that many Certified Residential appraisers will continue to **improperly** appraise these properties, in direct violation of appraisal laws.

In my practice, we are already seeing users of residential appraisals being misled due to the failure of the appraiser to properly analyze the highest and best use of a property and produce a credible value conclusion. In turn, users of their reports are suing appraisers for damages.

- Since the Department of Licensing is aware of these deficiencies how will they investigate, enforce, and discipline appraisers violating the requirements of USPAP and state laws?
- What increase in the budget will be necessary to hire investigators in sufficient numbers to investigate these violations?
- How will the homeowners of this state react when they are told appraisal fees have been significantly increased and there’s an appraiser shortage?
- How will they react when it can take more than 30 days to obtain an appraisal which will then delay the closing of a house purchase?
- Worse yet, what if lenders can no longer sell their Washington State loans to Fannie Mae, Freddie Mac or obtain insurance for VA and FHA backed loans?

Solutions

1. Overturn the laws (unlikely to happen due to the politics of the issue).
2. Redefine and either better separate, or combine, the definitions of “units” and “accessory dwelling units”.
3. Clarify and synchronize the term “major transit stop” to align with the text in HB 1110.
4. Clarify HB 1110’s definition of “1/4 mile walking distance to a major transit stop”. Walking distance how? Only on paved streets, or public property? What if there is no public street access for part of the way? Is the distance measured from the middle of the bus stop parking lot or from each of its corners? And the law’s use of the term “walking distance” is considered discriminatory, creating an additional federal violation. The definition must be clarified, and examples created by the Department of Commerce.
5. Set the required number of ADUs to one and allow any city to allow more if they choose.
6. Eliminate the definition of “middle housing” and revert to using the number of “units” a property can accommodate.
7. Place a limit on the total number of “middle housing units” and ADUs that can be constructed on a residential site.
8. Limit the total number of units (middle housing and ADUs) for a city of any size to no more than four. This single point is the most important.

There are additional requirements and issues, however that discussion is outside the scope of this document. These issues are being incorporated into a class that I have developed for real estate brokers and real estate appraisers, that should be available starting in late September.

Richard Hagar, SRA

A handwritten signature in black ink that reads "RICHARD HAGAR". The letters are in all caps and have a cursive, slightly slanted appearance.

American Home Appraisals
The Hagar Institute

From: Kendra and Jeremy Marroquin <marr2001@gmail.com>
Sent: Monday, November 27, 2023 5:28 PM
To: City Clerk's Office
Subject: Ban cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I support a ban on cat declawing!

--

Kendra Marroquin

From: Pearl <pearls4me@icloud.com>
Sent: Monday, November 27, 2023 6:48 PM
To: City Clerk's Office
Subject: Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello, City Council,

I strongly encourage you to ban mandatory cat declawing. It is an absolutely inhumane procedure causing a great deal of lifelong pain, which also leaves the cat defenseless.

Please do the right thing, and do not be swayed. Thanks so much!

*Sincerely,
Peggy Nixon*

From: Marlaina Wall <marlainawall1@gmail.com>
Sent: Monday, November 27, 2023 6:48 PM
To: City Clerk's Office
Subject: Please stop the torturous practice of cat-declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi,
I ask for your support in banning cat de-clawing in Tacoma. This inhumane practice is a horrific experience for any cat - imagine having your fingernails pulled off. That is what it is.

Besides the obvious pain post-surgery, losing their claws deprives cats of their natural scratching behavior, which provides stress relief, exercise and supports other natural behaviors. De-clawing has been illegal in Great Britain for many years, where they found it to be equivalent to cutting out a human baby's tongue. Just as language is a natural and fundamental behavior for us humans, scratching is a natural and fundamental behavior for cats. Depriving them of the ability to scratch can lead to other behavioral issues, so in the end the owner may surrender their cat even after putting it through the pain and torture of being de-clawed.

It is not right to deprive cats of this innate behavior for the sake of our couches and drapes. If you adopt a cat, scratching posts and play opportunities will go a long way to re-directing the cat's scratching to acceptable areas. Double-sticky tape is another useful deterrent. All much more humane than the mutilation of de-clawing these innocent animals who cannot speak for themselves.

Thank you so much for your support on this issue.
Marlaina Wall

From: penny chamorro <chamorropenny@yahoo.com>
Sent: Monday, November 27, 2023 6:45 PM
To: City Clerk's Office
Subject: Please! Ban declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban declawing of cats! It is literally cutting if their knuckles. It's nothing like removing a finger nail from a human That is painful as well, but it doesn't maim you for life.

It is completely unnecessary. Owners either need to educate themselves on paitently training their cat to not scratch furnishings and provide them with appropriate items they're allowed to scratch... cat scratches. If they're unwilling to fo that then they should not own cats and find a loving family that will treat the cat humanely.

Thank you.

Please consult veterinarians and the Humane Society for confirmation on this subject.

I'm sure you could probably find videos on it,if you could stomach it.

From: Melanie Cabrera <mdns21935@aol.com>
Sent: Monday, November 27, 2023 6:42 PM
To: City Clerk's Office
Subject: Stop the inhumane declawing of cats in Pierce County

Follow Up Flag: Flag for follow up

Flag Status: Flagged

You have the power to stop this senseless act. Declawing is an inhumane mutilation that can cause lifelong pain and poses potential long-term risks on a cat's behavioral, emotional, and physical well-being.

As a resident I am the voice for those who cannot speak for themselves. I am a voice for cats and their right to not be declawed.

Sincerely.

Melanie Cabrera

From: Kathleen <kat.simeona@gmail.com>
Sent: Monday, November 27, 2023 6:40 PM
To: City Clerk's Office
Subject: Ban on cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I wanted to express my support for banning cat declawing. The Tacoma city council can help end cat's unnecessary suffering and pain.

Sincerely,
Kathy Simeona

From: Kelly Lynch-Rodas <kelly.c.lynch@gmail.com>
Sent: Monday, November 27, 2023 6:24 PM
To: City Clerk's Office
Subject: Support of Banning Declawing Cats in Tacoma

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear City Council,

I am writing to share my support of the potential ban on declawing cats in Tacoma.

Declawing is an inhumane mutilation that can cause lifelong pain and poses potential long-term risks on a cat's behavioral, emotional, and physical well-being.

I thank you for your advocacy for the well being of our cats in Tacoma.

Warmly,
Kelly Lynch-Rodas
2124 N 29th St, Tacoma, WA 98403

From: Ronald Babb <pianolist@gmail.com>
Sent: Monday, November 27, 2023 6:23 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

This is a horrible torture for the cat and needs to end. Please make it so

Ronald Babb
3921 south 7th St
Tacoma

From: linda darmiento <lsdarmiento@comcast.net>
Sent: Monday, November 27, 2023 6:22 PM
To: City Clerk's Office
Subject: cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am writing in support to the Humane Society of Tacoma to ban the declawing of cats. As a lifetime resident of Tacoma and a cat owner, please accept this email as proof of my support of the ban. If further information is needed from me, please feel free to email me at this address.

Sincerely,
Linda Darmiento

From: Karolyn Brown <karolyn.brown@yahoo.com>
Sent: Monday, November 27, 2023 6:20 PM
To: City Clerk's Office
Subject: Support for the ban on declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi there,

I just wanted to state that I am in support of the ban on cat declawing. It is inhumane to cats and should never be practiced nor allowed.

Thank you.
Kary Mclaughlin

From: Casey <caseymiller94@gmail.com>
Sent: Monday, November 27, 2023 6:20 PM
To: City Clerk's Office
Subject: Cat Declawing Ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

My name is Casey.

I hope you will vote in favor of banning declawing cats.

Cats mean the world to many people, including myself. They are more than animals - they are family. We wouldn't declaw our sons and daughters, so why should we allow cats to be declawed?

I hope you will see it in your heart to think of the welfare for those who cannot speak for themselves. Please vote to ban declawing cats.

I greatly appreciate your time and consideration.

Thank you,

Casey

From: Ronnie Vincent <ronnie.cole57@icloud.com>
Sent: Monday, November 27, 2023 6:19 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am vehemently opposed to the barbaric method of declawing cats! If you have researched this practice, it is amputation and can cause all kinds of physical as well as emotional problems for the declawed cat. Many other states have already banned this procedure and as a cat advocate, I hope you will also oppose this practice!

Ronnie Vincent
Sent from my iPhone

From: franceskim36@gmail.com
Sent: Monday, November 27, 2023 6:19 PM
To: City Clerk's Office
Subject: Cat de-clawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please implement the ban on the cruel practice of cat de-clawing. Thereby sparing untold numbers of cats from life-long suffering.
Sent from my iPad

From: gmm3080 <gmm3080@gmail.com>
Sent: Monday, November 27, 2023 6:17 PM
To: City Clerk's Office
Subject: cat declawing ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Greetings,

I wish the city of Tacoma to know and understand that I am in full support, in fact, I demand, the immediate and permanent ban on declawing felines. It is a barbaric, unnecessary, and brutal procedure that destroys a cat's health and wellbeing for the rest of his/her life. It is the equivalent of amputation. It is time not just Tacoma, but the US at large, starts taking responsibility for the health of ALL animals in this country, without any more excuses. The way a society treats their animals is a direct reflection of how it thinks about the human population. I'd like to see (for once) a proper example that does not have as its motto: Profit over people/animals/life in general. In my heart I hope that Tacoma (and the rest of the country) progresses to the stage where ALL life forms are being treated with respect, care, love, understanding, and keep that up, meaning, let's not just make it temporary, but rather make this a permanent pledge. Nothing less will do.

Thanks for taking the time to reading this mail. I hope it can make a difference for our precious animal friends.

Sincerely,

Gabriele Moore

--

Gabriele Moore

From: Barb's Mail <bvh.alterationsolutions@gmail.com>
Sent: Monday, November 27, 2023 6:16 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Sent from my iPhone
Please ban cat declawing. It's cruel.
Barb Van Haren,
Registered voter

From: Susan McCullough <susanbmccullough@gmail.com>
Sent: Monday, November 27, 2023 6:12 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please share my support of the ban of cat declawing with council members.

Susan McCullough

From: DEBORAH A RAMEK <deb.ramek@sbcglobal.net>
Sent: Monday, November 27, 2023 6:11 PM
To: City Clerk's Office
Subject: Ban cat declawing now!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To all,

Declawing is an inhumane mutilation that can cause lifelong pain and poses potential long-term risks on a cat's behavioral, emotional, and physical well-being.

Please help the voiceless and end cat declawing now!

Sincerely,

Deb Ramek

Sent from my iPhone

From: Bill Ryan <wjr6546@gmail.com>
Sent: Monday, November 27, 2023 6:06 PM
To: City Clerk's Office
Subject: Cat declawing....have you ever seen the procedure and after suffering for the cats? Make it required viewing, in person before voting. And a side effect is those cats lose their defense options.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

From: Linda Mockenhaupt <lindamock1@gmail.com>
Sent: Monday, November 27, 2023 6:01 PM
To: City Clerk's Office
Subject: Supporting ban on cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To the members of the Tacoma City Council:

Please follow through on banning the cruel, inhumane and dangerous practice of declawing cats.

To be clear, declawing is the amputation of the last joints of a cat's toes, similar to cutting off human fingers/toes at the last knuckle. It causes a lifetime of pain and is a constant source of infection.

In addition, if a declawed cat ever gets outside, the cat would be unable to defend itself against predators and could not even climb a tree to escape.

Thank you for defending Tacoma's kittys!

Linda Mockenhaupt
909 N. I St. Tacoma

From: Lisa Di Lauro <pinepet@hotmail.com>
Sent: Monday, November 27, 2023 6:00 PM
To: City Clerk's Office
Subject: Please Support Ban on Cruel Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear City Council,

I'm strongly urging you to be a champion of feline welfare by implementing the ordinance that would end the inhumane amputation of cats' toes at the first bone joint. This cruel mutilation can cause lifelong pain, create behavioral problems like biting (cause they have no claws for defense) & not using the litterbox (cause they associate the litter with pain on their tender amputated toes), and physical problems like loss of balance and debilitating spinal arthritis from not walking normally. And declawed cats are actually more likely to be surrendered to shelters than non-declawed cats because of the aforementioned problems, which further destroys their lives. No cat deserves to go through this. Please help stop this practice that people only use for convenience and vets only use to increase their income.

Thank you,
Ray & Lisa Di Lauro

From: Valeen Bailey <valeen.r.bailey@gmail.com>
Sent: Monday, November 27, 2023 5:59 PM
To: City Clerk's Office
Subject: ban cat declawing in Tacoma

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please stop allowing cat declawing in our community. It is cruel and unnecessary to cats. Please do not support the mistreatment of animals.

~Valeen Bailey

From: Valerie Rose <habsfannw@gmail.com>
Sent: Monday, November 27, 2023 5:55 PM
To: City Clerk's Office
Subject: Ban cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I support the ban on declawing cats in Tacoma.

Please consider being a voice for cats since they can't speak for themselves.

No animal should endure that pain. It would be like you getting your fingers or fingernails removed.

Additionally, when we are experiencing wild animals (coyotes) in our communities, declawed cats lose the ability to defend themselves.

Please Ban declawing cats in Tacoma.

Thank you,

Valerie Rose
(253) 677 5540
habsfannw@gmail.com

From: jaysunmoore@aol.com
Sent: Monday, November 27, 2023 5:52 PM
To: City Clerk's Office
Subject: Ban cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban cat declawing. It is brutal and barbaric.

Thank you,
Jason Moore
5118 Green Hills Ave NE
Tacoma, WA 98422

From: Carol Eckert <cpup6501@gmail.com>
Sent: Monday, November 27, 2023 5:52 PM
To: City Clerk's Office
Subject: Support ordinance to ban cat declawing in Tacoma.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please support this necessary ban. People are still doing it to their poor cats.

Thank you

Carol 😊

Carol Eckert

253-683-1645

From: Veronica Veach <veronicav@zohomail.com>
Sent: Monday, November 27, 2023 5:52 PM
To: City Clerk's Office
Subject: Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

I am writing in support to ban cat declawing. It is inhumane to do this, it's a cat's natural defense, to remove this natural biological need is not in the best interest of the animal. Toe bones and claws are amputated, this is a serious procedure and causes pain to these animals. It can cause chronic pain, nerve damage, bone spurs, aversion to using their litter box due to pain in their paws.

Please ban this procedure.

Thank you,
Veronica Veach

Sent using Zoho Mail

From: Peg kehret <pegkehre@tx3.net>
Sent: Monday, November 27, 2023 5:52 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Friends:

I strongly support the proposed ban on declawing cats. I do foster care for cats awaiting adoption and have had many cats whose claws had been removed. It is painful and tends to make the cats less friendly.

I urge you to make the most humane decision and do what is best for the cats: ban declawing.

Peg Kehret

Sent from my iPhone

From: Renee Johnson <renee.mft@gmail.com>
Sent: Monday, November 27, 2023 5:51 PM
To: City Clerk's Office
Subject: Ban on declawing cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

I'm emailing in support of the ban that the city is considering are declawing cats.
I've seen how this can negatively affect cats and the struggles they can have due to it.

I hope that you vote to ban this in our city.

Thank you,
Renee Johnson

From: Erica Stewart <bobnerica@gmail.com>
Sent: Monday, November 27, 2023 5:48 PM
To: City Clerk's Office
Subject: Declawed cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I have always had declawed cats. Always done as a kitten when they were spayed or neutered. Always had their back claws.
Don't support your measure.
Erica Stewart

From: Gabriele Decker <nth8stham@gmail.com>
Sent: Monday, November 27, 2023 5:46 PM
To: City Clerk's Office
Subject: Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Ban it...please. Cruel, barbaric practice that has no need in our society.

From: Janet Brahm <jlb219@icloud.com>
Sent: Monday, November 27, 2023 5:44 PM
To: City Clerk's Office
Subject: Stop 🐾 Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello City Council: I fully support the ordinance to ban cat declawing unless medically necessary. This is a barbaric procedure akin to animal abuse and maltreatment. Please put a stop to it. Thank you. Janet Brahm 347-323-2019

Sent from my iPhone


From: Jeannie P <northwoodsartist@gmail.com>
Sent: Monday, November 27, 2023 5:43 PM
To: City Clerk's Office
Subject: ban the cruel and UNNECESSARY declawing practice

Follow Up Flag: Flag for follow up
Flag Status: Flagged

if someone values his furniture over his cat, HE SHOULD NOT HAVE A CAT! and vets should refuse to do this horrible surgery, and help find a home for the cat with a HUMANE person!

From: Savannah Lauritzen <savannahdawn04@hotmail.com>
Sent: Monday, November 27, 2023 5:43 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Cat declawing is a horrific practice. I hope the city will implement this ban. I'd be incredibly proud of our city 

Thank you

Sent from my T-Mobile 4G LTE Device

From: Sandra Johnston <sjohnston1030@yahoo.com>
Sent: Monday, November 27, 2023 5:39 PM
To: City Clerk's Office
Subject: RE: Cat declawing ordinance

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[ordinance to ban cat declawing](#) in Tacoma.

Declawing is an inhumane mutilation that can cause lifelong pain and poses potential long-term risks on a cat's behavioral, emotional, and physical well-being. I have a senior cat adopted from the Humane Society in Feb of 2012. She is declawed, very timid and will not tolerate any other cats in environment.

No cat deserves to go through this.

|

Sincerely,

Sandra Johnston

From: Alicia Lopez <alicials_lopez1212@yahoo.com>
Sent: Monday, November 27, 2023 5:35 PM
To: City Clerk's Office
Subject: Ban declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

This must be put to a stop! It's completely barbaric!

[Sent from Yahoo Mail on Android](#)

From: Teri Tveten <teri.tveten@gmail.com>
Sent: Monday, November 27, 2023 5:30 PM
To: City Clerk's Office
Subject: Ban declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I support banning this horrible, painful, torture on cats. It is shameful should never take place unless done for medical purposes (extremely rare).

Teri Tveten
Sent from my iPhone

From: Star Creature <starcreature@hotmail.com>
Sent: Monday, November 27, 2023 5:29 PM
To: City Clerk's Office
Subject: Ban cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Declawing a cat is animal cruelty and I would like to see it banned.

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

From: Jose Miguel Rodas <mig1899@gmail.com>
Sent: Monday, November 27, 2023 6:53 PM
To: City Clerk's Office
Subject: Ban on cat declawing ordinance

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

As a Tacoma resident, and a cat owner; I applaud the City Council efforts to ban this inhumane practice from our city. I hope this ordinance passes, for the benefit, well-being, and welfare of the cats, both pets and stray, in our community. Your support of this ordinance will just give me more confidence about my past votes for my current representative in the city council.

Sincerely,

Jose Miguel Rodas

From: Sara Elward <selward@hevanet.com>
Sent: Monday, November 27, 2023 8:33 PM
To: City Clerk's Office
Subject: Cat declawing ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I want to express my support for the ban on this cruel practice.

Sara Elward
1515 Dock St, Unit 221
Tacoma
Sent from my iPad

From: Lizzie Alvarez <lizzienalvarez2002@icloud.com>
Sent: Monday, November 27, 2023 8:30 PM
To: City Clerk's Office
Subject: Support for Declawing Ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am sending this email to voice my support for the declawing ban in Tacoma, Washington. This is an unethical and cruel procedure that no cat should ever have to go through. Declawing should be banned state wide, but it should begin with being banned here in Tacoma.

Sent from my iPhone

From: Sarah Daanen <sdaanen@gmail.com>
Sent: Monday, November 27, 2023 8:29 PM
To: City Clerk's Office
Subject: Support for the Cat Declawing Ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Mayor Woodards and City Council Members,

I'm writing to express my support for the addition of Section 17.02.055 to Title 17 of the Tacoma Municipal Code. As the literature cites in "City Council Consideration Request", declawing is widely regarded by the veterinary community as an inhumane and unnecessary procedure to make the keeping of cats as pets more convenient for their owners. Aside from cases medically necessitating the need for a declawing procedure, there is no indicated benefit. The procedural impact immediately and permanently debilitates the cat resulting in a poorer quality of life and the inability to defend itself.

Thank you to council members Diaz, Hines, and Rumbaugh for bringing this amendment forward for consideration.

Thank you,
Sarah Daanen
Tacoma Resident

From: Sarah Daanen <sdaanen@gmail.com>
Sent: Monday, November 27, 2023 8:27 PM
To: City Clerk's Office
Subject: Support for the Cat Declawing Ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Mayor Woodards and City Council Members,

I'm writing to express my support for the addition of Section 17.02.055 to Title 17 of the Tacoma Municipal Code. As the literature cites in "City Council Consideration Request", declawing is widely regarded by the veterinary community as an inhumane and unnecessary procedure to make the keeping of cats as pets more convenient for their owners. Aside from cases medically necessitating the need for a declawing procedure, there is no indicated benefit. The procedural impact immediately and permanently debilitates the cat resulting in a poorer quality of life and the inability to defend itself.

Thank you to council members Diaz, Hines, and Rumbaugh for bringing this amendment forward for consideration.

Thank you,
Sarah Daanen
Tacoma Resident

From: VALERIE PETRIE <VALMARK4@msn.com>
Sent: Monday, November 27, 2023 8:26 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Council,

Please pass the proposed ordinance to ban cat declawing. Many years ago, I had a cat declawed and his post-surgery suffering was horrific. It was inhumane and I regretted what I had done to this poor animal. It also can prevent an animal protecting itself from dogs, coyotes or even other cats.

Thanks

Valerie B Petrie
Get [Outlook for iOS](#)

From: Michael Hines <mhines@ufcw367.org>
Sent: Monday, November 27, 2023 8:19 PM
To: City Clerk's Office
Subject: In Support of Banning Declawing in Tacoma

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Council Members,

As a life long caretaker of rescued cats, I request you support a ban on the practice of declawing. The procedure is inhumane and puts the cat's life in danger if, for any reasons, wanders outdoors.

My understanding is this practice has already been banned elsewhere in the state and Tacoma should lead in the humane treatment of all animals.

Thank you,

Michael Hines

President

UFCW 367

Sent from my iPhone

From: Lyn Betor <lynbetor@gmail.com>
Sent: Monday, November 27, 2023 8:13 PM
To: City Clerk's Office
Subject: No declawing for cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

From: Amber Hardy <alhardy987@gmail.com>
Sent: Monday, November 27, 2023 8:13 PM
To: City Clerk's Office
Subject: Cat Declawing Ordinance

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good evening,

I hope this finds you well. I am writing to express my support of the proposed ordinance that will ban cat declawing in Tacoma.

Thank you,
Amber Hardy

From: laura shomshaK <laurathelib@yahoo.com>
Sent: Monday, November 27, 2023 8:09 PM
To: City Clerk's Office
Subject: Declawing ban for cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Council,

Please support the ban on declawing cats. It is not just clipping their claws, it is removing the first joints of their toes! How would YOU manage if someone cut off the first joint of each of YOUR fingers? Think about it for a few minutes....

There are other options that do not mutilate an innocent animal for the convenience of an irresponsible and uncompassionate pet "owner". There are claw covers, furniture slipcovers, clippers, repellent sprays, etc if the issue is the cat's natural need to stretch and scratch. Having dealt with very old cats who could no longer sharpen their claws, I have seen what happens when they can't shed the old sheath to reveal the new sharp claw underneath. It becomes very heavy and grows into a doughnut that digs into the paw pads causing pain with every step. Cats NEED to be able to scratch to keep their claws healthy.

They also need claws for traction, stability, and defense (if they are indoor-outdoor, which I do NOT recommend, for the health and safety of the cat). If a cat is well-treated, it will treat you well too unless there is a medical problem you are not taking into account (painful arthritis, hyperesthesia). In these cases, sensitivity and care is the answer, certainly NOT declawing! If it is a behavioral issue, then modification and kindness is in order. Too many behavioral problems stem from cruelty, neglect, ignorance, and other human sources, to which the cat is responding in defense. Unless the owner can be retrained, I feel rehoming is for the cat's best interest!

Sincerely,
Laura Shomshak

From: SANDRA GRAF <BLAIRGALE@msn.com>
Sent: Monday, November 27, 2023 8:08 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whom it may concern,

I am writing this letter to lend my support behind the Humane Society asking you to ban declawing of cats. I had two kittens declawed 15 years ago. It was impossible to keep them in the house. Cats want to go out!! Both of them were eaten by coyotes. They could not run fast enough, climb fast enough, or defend themselves. Cats will use a scratching post or a rug, no big deal. If they have something to scratch on they leave the furniture alone. I had a horse take off the top knuckle of my finger in a terrible accident and it has never been normal. The pain was excruciating.

Sincerely,

Sandra Graf

Sent from Samsung Galaxy smartphone.
Get [Outlook for Android](#)

From: marek little <marekelittle@yahoo.com>
Sent: Monday, November 27, 2023 8:00 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I support the ban on cat declawing. I think it's inhumane and should definitely be banned.

Marek Gines

Sent from my iPhone

From: Steven Maris <st.maris@icloud.com>
Sent: Monday, November 27, 2023 7:58 PM
To: City Clerk's Office
Subject: Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please do your best to make people stop the inhumane declawing of cats, it is unnecessary and has been proven extremely painful and mentally messes up the poor cat. Compare it to having your finger tips cut off, how horrible that would be. Thanks for your time and hopeful support!
Steve Maris

From: Annelise Martin <anneliserose5@gmail.com>
Sent: Monday, November 27, 2023 7:51 PM
To: City Clerk's Office
Subject: Cat Declawing Ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good evening,

I hope this finds you well. I am writing to express my support of the proposed ordinance that will ban cat declawing in Tacoma.

Thank you,
Annelise Martin
(360) 305-4736

From: Angel Holm <angelholm2000@gmail.com>
Sent: Monday, November 27, 2023 7:51 PM
To: City Clerk's Office
Subject: In Support of Banning Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I would like to express my support for banning of cat declawing. This procedure is inhumane, and I hope that we can get it banned (except when medically needed).

Angel (Jennifer) Holm
Tacoma resident at 2602 North Huson Street

From: RICHARD CONNELL <rickconnell@comcast.net>
Sent: Monday, November 27, 2023 7:50 PM
To: City Clerk's Office
Subject: Please BAN Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

Thank you for taking the time to read my email.

Please BAN Cat Declawing

If you understand what it is then you must also understand how it is cruel and unnecessary.

There are other options.

Thank you!

Respectfully,

-Rick (of Tacoma)

From: Tina Hagedorn <tina@tinahagedorn.com>
Sent: Monday, November 27, 2023 7:50 PM
To: City Clerk's Office
Subject: please ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hagedorn and Associates, LLC.
Management Consultants

From: Lindsey H <lindseyhansen253@gmail.com>
Sent: Monday, November 27, 2023 7:44 PM
To: City Clerk's Office
Subject: Banning Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi there!

I am teaching out to address the potential ordinance to ban declawing cats, and I want to send my support! I have lived in Tacoma all my life, and am a cat owner. The fact that declawing cats in our city isn't already banned is appalling, and I hope we can move forward past this awful Veterinary practice that creates pain in cats for every step they take, if done.

Take good care, and please make sure to ban declawing cats!

Thank you,

Lindsey Hansen-Bravo

From: Mary Kay <mkdd@msn.com>
Sent: Monday, November 27, 2023 7:41 PM
To: City Clerk's Office
Subject: Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban the act of declawing cats in the city of Tacoma. It is pure mutilation and cruel to allow this act to be performed on defenseless animals.

It causes them physical issues as well as emotional distress and makes them defenseless against predators.

Thank you, Mary Kay DiJulio

Sent from my T-Mobile 4G LTE Device

From: Mary Kay <mkdd@msn.com>
Sent: Monday, November 27, 2023 7:40 PM
To: City Clerk's Office
Subject: Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban the act of declawing cats in the city of Tacoma. It is pure mutilation and cruel to allow this act to be performed on defenseless animals.

It causes them physical issues as well as emotional distress and makes them defenseless against predators.

Thank you, Mary Kay DiJulio

Sent from my T-Mobile 4G LTE Device

From: sherry <freesherryshysherry@yahoo.com>
Sent: Monday, November 27, 2023 7:34 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Stop declawing cats , it's sad and not good for the cats, it's cruel

[Sent from Yahoo Mail for iPhone](#)

From: Jenn Acuna <jenn.acuna77@gmail.com>
Sent: Monday, November 27, 2023 7:30 PM
To: City Clerk's Office
Subject: Cat declaw ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whom it may concern,

I urge you to pass the ban on cat declawing. This procedure is inhumane and cruel.

Thank you,
Jenn Acuna

Sent from my iPhone

From: Jen <mizsmymth1215@gmail.com>
Sent: Monday, November 27, 2023 7:28 PM
To: City Clerk's Office
Subject: Stop declawing cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whom it may concern,

This is an extraordinary form of punishment for our feline friends. Please take a moment and consider the cruelty involved in this practice and use your voice to stop it.

Thank you for your time.

Sincerely,
a true cat champion.

From: JOAN DAVENPORT <jdaven4553@aol.com>
Sent: Monday, November 27, 2023 7:25 PM
To: City Clerk's Office
Subject: STOP Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Sent from my iPhone

From: Carm C <carm71kc@gmail.com>
Sent: Monday, November 27, 2023 7:23 PM
To: City Clerk's Office
Subject: In Support of Banning the Declawing of Cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whom it concerns,

I am a resident of Tacoma and a lifetime owner and lover of cats. The Humane Society of Tacoma reached out to its community, to call for assistance in showing support for the banning of declawing. I passionately support to BAN the declawing of cats. The purpose of this email is to show my support against declawing. I appreciate your time and consideration in this matter and I appreciate your continued understanding while communicating with the Humane Society of Tacoma on the matter.

Thank you,
Carmen Creamer

From: Donna Beasley <dlbeasley81@gmail.com>
Sent: Monday, November 27, 2023 7:21 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Council members. Have you ever thought about having your fingernails removed? That is what cat declawing amounts to. Imagine the pain a cat must feel and, to never be able to scratch at all. Cats were born with claws for a reason. People who think, this is okay should never be able to have a cat. Talk about cruelty.

Donna B

From: Danny McMillian <dmcmillian@pugetsound.edu>
Sent: Monday, November 27, 2023 7:16 PM
To: City Clerk's Office
Subject: Cat Declawing proposal

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

Please note our support for the proposed ordinance banning cat declawing.

Thank you,

Danny and Maria McMillian

--

Danny McMillian, PT, DSc
Clinical Professor
School of Physical Therapy
University of Puget Sound
253.879.1561
dmcmillian@pugetsound.edu

From: Ted Walkley <rowdoc23@hotmail.com>
Sent: Monday, November 27, 2023 7:15 PM
To: City Clerk's Office
Subject: Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I strongly support the effort by the Humane society to ban declawing and antiquated and barbaric practice.

Sent from my iPhone

From: Lee Sumpter <sumpter.lee@gmail.com>
Sent: Monday, November 27, 2023 7:15 PM
To: City Clerk's Office
Subject: Support of declawing pan

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please pass the ban on declawing cats. This practice is cruel and dangerous for the safety and well being of cats.

V/R,

Dr. Sumpter

Sent from my iPhone

From: rsc4232@aol.com
Sent: Monday, November 27, 2023 7:12 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up

Flag Status: Flagged

This procedure is inhumane and should not be permitted
Sent from AOL Mobile Mail

From: M.E. <meh98418@yahoo.com>
Sent: Monday, November 27, 2023 7:11 PM
To: City Clerk's Office
Subject: Banning declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good evening,

Thank you for the office you uphold to be the voice of those who have no voices, and are proactively taking a position to investigate and insure the elimination of all animal cruelty.

The community thanks you, and the recent measure before you begs for your compassionate stance.

Declawing of cats has and is an inhumane process that is permanently devastating,, as well as destructive to the cat and/or kitten being declawed. Not only is it inhumane, causing serious pain, deformity, it also prevents the cat and/or kitten from their natural defenses to claw, whether simply to explore their surroundings, and/or, if necessary, to defend themselves.

You and your Team have the unique position to speak for those that can't, and insure in Tacoma/Pierce County that declawing of cats/kittens are banned and deemed an illegal action.

Thank you so much for taking time out of your busy day to read this petition and advise.

Thank you again.

Sincerely,
Mary E. Hopper
Tacoma, WA

[Sent from Yahoo Mail on Android](#)

From: huntleythegreat@gmail.com
Sent: Monday, November 27, 2023 7:11 PM
To: City Clerk's Office
Subject: Ban cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban cat declawing. It is an unnecessary cruelty, both physically and emotionally. Tacoma can be a leader in this by banning declawing.

Thank you.

Julie Moylan

Tacoma resident

Sent from my iPhone

From: laur dunn <dunnlk@msn.com>
Sent: Monday, November 27, 2023 7:03 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am asking the city council to support a ban on cat declawing. As a pet owner I absolutely detest this mutilation of cats (and dogs).

This inhumane procedure affects our pets not only physically with walking, back issues, health and safety, but with emotional and behavioral issues.

As a Tacoma Humane Society pet parent and supporter, I implore the city council to ban this procedure.

Thank you for your consideration,
Lauraine Dunn
253-566-3103

Sent from my iPad

From: Catherine Fatur <mariefatur@yahoo.com>
Sent: Monday, November 27, 2023 7:01 PM
To: City Clerk's Office
Subject: Ban on declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Whom it May Concern:

I am sending this email to voice my support for the ban on the brutal practice of declawing cats. I can not imagine anyone willingly to put a poor animal through this, much less a veterinarian who ethically advocates for this barbaric practice. Please remove this as any possible choice for consideration, except as would be a medical necessity.

Thank You,
Catherine Fatur

Sent from my iPhone

From: Jeanette McAllister <jeanettelmcallister@gmail.com>
Sent: Monday, November 27, 2023 6:55 PM
To: City Clerk's Office
Subject: Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I support the ban on cat declawing. Thank you.

Jeanette L. McAllister
253-475-2367

From: Susan Welk <susanw22@uw.edu>
Sent: Monday, November 27, 2023 6:54 PM
To: City Clerk's Office
Subject: Support for the banning of cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello. I wholeheartedly support the banning of cat declawing. Years ago my daughter had a friend who had a cat that she needed to find a home for. I ended up taking her in and she was a great cat, adorable and sweet. She was however declawed. I had her for the rest of her life which was amazing but I worried constantly about her not being able to protect herself if she got out or if another animal was aggressive with her.

Thank you for your time and consideration.

Susan Welk, Program Coordinator

I'm working in person and remotely | Monday – Friday 8 - 5

[Child Welfare Training and Advancement Program \(CWTAP\)](#)

[University of Washington, Tacoma | School of Social Work and Criminal Justice](#)

[Department of Children, Youth and Families \(DCYF\)](#)

[Puyallup | Tacoma | Lakewood | Parkland | Tumwater | Bremerton | Shelton](#)

[Cell – 206.856.2209 | Email – susanw22@uw.edu](#)

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From: Geff R. <geff@dandyliionrecords.com>
Sent: Monday, November 27, 2023 6:53 PM
To: City Clerk's Office
Cc: Bushnell, Joe
Subject: ordinance to ban cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I support this ordinance & am opposed to declawing cats. One vet said to me that declawing a cat is similar to removing a human's fingers.

Geff Ratcheson
812 82nd Street CT E
Tacoma, WA 98404
425-736-3214

From: Lisa LeClaire <leclairele@gmail.com>
Sent: Monday, November 27, 2023 8:50 PM
To: City Clerk's Office
Subject: Support for CCR: An Ordinance to Amend Title 17 of the Municipal Code to Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good evening,

I am writing to express my heartfelt support for
CCR: An Ordinance to Amend Title 17 of the Municipal Code to Ban Cat Declawing.

I strongly believe that no cat should have to undergo this painful and unnecessary mutilation, and unfortunately many people are uneducated about what the actual procedure entails and its long term consequences. The only way to ensure this practice is discontinued is through legislation.

Thank you for your support!

Sincerely,
Lisa LeClaire

From: Shelley T. <tsuishelley@gmail.com>
Sent: Tuesday, November 28, 2023 9:55 AM
To: City Clerk's Office
Subject: Support for Ban of Cat Declawing

Follow Up Flag: Follow up
Flag Status: Flagged

Hello there,

My name is Shelley Tsui. I ask that you please support the addition of Section 17.02.155 to establish a ban on cat declawing. I have lived with cats that have been declawed and I have seen how this form of mutilation affects their physical wellbeing over the years. I also foster kittens for Tacoma Humane despite being a Federal Way resident and I would love to see Tacoma as a city take a stronger stance on animal welfare laws. Thank you for your time, I look forward to seeing this ban go into effect soon!

Best,
Shelley Tsui

From: Megan Kress <megan77000@gmail.com>
Sent: Tuesday, November 28, 2023 9:05 AM
To: City Clerk's Office
Subject: Please ban cat declawing in Tacoma

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please ban declawing cats in Tacoma. It's inhumane and causes problems and pain for the cats. The humane society supports banning declawing cats. Thank you

Megan
253-250-9002

Sent from my iPhone

From: PATRICK SHANNON <patjshannon@msn.com>
Sent: Tuesday, November 28, 2023 8:54 AM
To: City Clerk's Office
Subject: please pass this ban on cat declawing, this is not a humane way to treat cats

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pamela Paton <pd8597@gmail.com>
Sent: Tuesday, November 28, 2023 8:42 AM
To: City Clerk's Office
Subject: Ordinance on cat declawing

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tacoma City Council:

As a Tacoma Humane Society volunteer and current cat parent, I strongly urge you to support the ban on cat declawing. I have worked with declawed cats at the shelter. Declawed cats can have litter box issues; the clay litter hurts their paws. They also have no way to defend themselves. Some of them have other behavior issues. It is an inhumane practice.

Please support the ban on cat declawing.

Thank you,

Pamela Paton
Resident of North Tacoma
Sent from my iPhone

From: Grace Gropper <gracelaw190@gmail.com>
Sent: Tuesday, November 28, 2023 8:34 AM
To: City Clerk's Office
Subject: Ban cat declawing

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I recently learned the city of tacoma is trying to make declawing cats illegal in Tacoma. I support this fully. Please consider this as you move forward with trying to ban cat declawing.

From: Kirsten Lawson <klawson@summitvets.com>
Sent: Tuesday, November 28, 2023 8:18 AM
To: City Clerk's Office
Subject: Support for cat declawing ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear City Councilors,

I have been an emergency and critical care veterinarian for over 20 years. In that time, I have seen so many of the devastating effects of declawing. From infections, to chronic pain, to aggressive behavior changes, these have all negatively impacted not only the cats, but the human animal bond between owner and cat. In almost every case, the owner did not fully understand what they were putting their cat through with a declaw procedure (amputation of the entire last bone on each digit). Thankfully, I rarely see complications any more because most veterinarians no longer perform this barbaric procedure. Instead, veterinarians provide advice on how to provide indoor enrichment to help guide behavior and use alternatives such as nail trimming and nail caps. All of these help more firmly establish a loving human animal bond.

Unfortunately, as in every profession, we still have some veterinarians who insist on sticking with "the old ways" despite the cost to the patient and client. And clients, not fully understanding the procedure, will continue to ask for it. For these reasons, I am asking the council to please ban this barbaric and outdated procedure.

Thank you,

A. Kirsten Lawson, DVM, DACVECC
Summit Veterinary Referral Center
Tacoma, WA

From: Katie Osvog <3dogcrew@gmail.com>
Sent: Tuesday, November 28, 2023 8:07 AM
To: City Clerk's Office
Subject: Ban declawing in city of Tacoma

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I urge the city council to ban declawing within the city of Tacoma. Declawing is an inhumane practice and I am grateful our city is taking this on. Declawing can cause paw pain, back pain, infection, tissue necrosis and lameness.

Regards,

Katie Osvog
City of Tacoma resident
4113 S K St
Tacoma, WA 98418

From: Megan Cook <cook.megan.c@gmail.com>
Sent: Tuesday, November 28, 2023 8:01 AM
To: City Clerk's Office
Subject: Please support a cat declawing ban!!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning,

I am a Tacoma resident and I want to voice my **whole hearted support for the ordinance that would ban cat declawing**. This cruel procedure directly impacts a cat's equivalent of our last finger bones, and can have significant negative impacts on their quality of life. Please share my opinion with the city council members so they can see the wide support that exists for this ban in our community.

Thanks,
Megan Cook & Kaylee (cat)
253.223.4954

From: Christine Hickey <chickey47@hotmail.com>
Sent: Tuesday, November 28, 2023 8:00 AM
To: City Clerk's Office
Subject: Ordinance to Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,
I urge you to support this ordinance to ban cat declawing. As a person who is "guardian" to a cat who was declawed before he came into my life, I have experienced having to figure out what type of cat litter he can tolerate. He actually uses puppy training pads. My guess is that regular types of cat litter cause him discomfort.

Please support this ordinance.
Thank you,
Christine Hickey

From: Jess Wright <Jess.Wright@davita.com>
Sent: Tuesday, November 28, 2023 7:54 AM
To: City Clerk's Office
Subject: Title 17 - Municipal Code to Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning,

I received an email from the Tacoma & Pierce county Humane Society in regard to the council consideration request of implementing an ordinance to ban cat declawing. My voice may be small, but this topic is not. Declawing is abuse, it is mutilation and inhumane. I am shocked by the sheer amount of areas that still allow this practice to continue as I've researched the harmful outcomes this can have. If you've ever seen the process you would certainly agree that this procedure is not for the good of any creature.

I sincerely hope that this practice is not something that is continued to be allowed in our areas, I urge you to consider the animals on this one.



Jess Wright

Insurance Counselor | Insurance Management Team

Polaris | North Star Division | DaVita

Mobile (253)209-0563 | Fax (866)924-6408

Email: Jess.wright@DaVita.com

WebEx: <https://village.webex.com/meet/jess.wright>



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-DaVita Inc-

From: Barbara Johnson <barbjohnson2002@gmail.com>
Sent: Tuesday, November 28, 2023 7:46 AM
To: City Clerk's Office

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please don't declare cats.

Barbara Johnson

.

From: Cheryl Kravik <kravik.cm@gmail.com>
Sent: Tuesday, November 28, 2023 7:38 AM
To: City Clerk's Office
Subject: Ban declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Council Members,

I'd just like to say, PLEASE, pass the ban on the declawing of cats in the city of Tacoma. It's a cruel and inhumane practice that makes a cat suffer, sometimes for a lifetime. I've adopted a cat that had been declawed and she was constantly licking and shaking her feet. My mom also had a declawed cat that suffered after the surgery. To own a cat is to face the fact that furniture will be clawed, even when there is a scratching post, your hands will be clawed no matter how accidental. People need to face these facts before owning a cat or not own them.

Thank you for your vote against this inhumane act.
Cheryl Kravik

From: Ilka Judkins <i.judkins@comcast.net>
Sent: Tuesday, November 28, 2023 7:37 AM
To: City Clerk's Office
Subject: Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Put Washington on the list or better the USA 42 countries

At least 42 countries have made declawing illegal, including England, France, Wales, New Zealand, Germany, Switzerland, and Israel. In Canada, declawing is outlawed in eight provinces: Newfoundland and Labrador, New Brunswick, Alberta, Nova Scotia, British Columbia, Prince Edward Island, Saskatchewan, and Manitoba.

Thanks

Ilka Judkins

Sent from my iPhone

From: teresa fung <teresafunginvest@gmail.com>
Sent: Tuesday, November 28, 2023 7:23 AM
To: City Clerk's Office
Subject: Ban cat declawing in Tacoma

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I support this ban. Do not declaw cats as this is their only protection.

Sincerely,
Teresa Fung

From: Catherine Palmer <cpalmerpdx@gmail.com>
Sent: Tuesday, November 28, 2023 7:19 AM
To: City Clerk's Office
Subject: An Ordinance to Amend Title 17 of the Municipal Code to Ban Cat Declawing

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Please support the ordinance to ban cat declawing. It is a cruel and painful procedure.

Thank you,
Catherine Palmer

From: Winston Maupin <winston.maupin@gmail.com>
Sent: Tuesday, November 28, 2023 7:14 AM
To: City Clerk's Office
Subject: supporting the ban on cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I just wanted to voice my support on the ban for cat declawing

From: Dannie Sayers <dsayers@harbornet.com>
Sent: Tuesday, November 28, 2023 7:14 AM
To: City Clerk's Office
Subject: Ban Declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban the declawing of cats. There is no reason to declaw, especially to prevent clawing of furniture. There are many inexpensive preventatives ways to prevent clawing on furniture.

Dannie Sayers

Sent from my iPhone

From: Lesley Braden <lesleyeleonor@gmail.com>
Sent: Tuesday, November 28, 2023 6:41 AM
To: City Clerk's Office
Subject: I support the ban on cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,
I am a professional cat sitter and a cat lover/owner in Tacoma. I recently heard that the city is considering an ordinance to ban cat declawing in the city of Tacoma. I support this ban as declawing is unnecessary and can cause cats pain for the entirety of their lives.

Please vote to ban cat declawing.

Thank you,
Lesley Braden
4514 N 22nd ST
Tacoma, WA
98406

From: stephen bradford <shbradford2170@gmail.com>
Sent: Tuesday, November 28, 2023 6:35 AM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban cat declawing in Tacoma. A cat's claws are the main part of it's defense.
Thank you,
Stephen Bradford

From: Kathleen Nishiyori <kayglay@hotmail.com>
Sent: Tuesday, November 28, 2023 5:45 AM
To: City Clerk's Office

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please ban the declawing of cats!
Thank you.

--Kathleen

From: Frances Marquart <femarquart@gmail.com>
Sent: Tuesday, November 28, 2023 4:14 AM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please enact a ban on the cruel procedure of cat declawing in Tacoma. Rubbing a scratching post with catnip can train them to scratch in their natural way without ruining furniture.

Declawing a cat is painful for them and disrupts their lives forever.

Thank you.

Frances Marquart

femarquart@gmail.com

From: Diane Fowler <13blackcatsdf@gmail.com>
Sent: Tuesday, November 28, 2023 12:00 AM
To: City Clerk's Office
Subject: Support for declawing ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I'd like to voice my support for the declawing ban for cats. I adopted my first cat when I was 16 and my dad said we needed to get the kitten declawed so it wouldn't scratch the furniture. We had her declawed and the procedure caused my shy kitty to become even more timid. I always regretted our decision to declaw. We didn't know any better at the time, but I've since researched the issue and believe the procedure isn't needed. Please support education for pet owners and a ban to this procedure.

Thank you,

Diane Fowler

From: Terry Lockner <theno1trick@msn.com>
Sent: Monday, November 27, 2023 11:21 PM
To: City Clerk's Office
Subject: cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

wrong, please don't allow.

Terry Lockner
1944 s Ash st
98405

From: Hannah Montgomery <montgomeryhmo@gmail.com>
Sent: Monday, November 27, 2023 11:20 PM
To: City Clerk's Office
Subject: Ban Cat Declawing in Tacoma!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

I am a Tacoma resident and I support the ban of declawing cats in Tacoma.
Help us ban cat declawing in Tacoma!

Declawing is an inhumane mutilation that can cause lifelong pain. It causes cats to have difficulty climbing, communicating, playing, and socializing. This proposed ban, with exceptions for feline therapeutic procedures by licensed veterinarians, signifies a crucial step towards ensuring the well-being of our beloved feline friends.

Together, let's pave a future where every cat in Tacoma can live a life free from unnecessary pain and suffering!

Thank you,
Hannah Montgomery

From: Annette Lanker <holycowcritters@gmail.com>
Sent: Monday, November 27, 2023 11:16 PM
To: City Clerk's Office
Subject: Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please consider passing the ban on declawing cats. It is an amputation of their "fingertips" essentially. It is mutilating and harmful.

Thank you.
Annette Lanker
Tacoma WA 98408

From: C WHIPPLE <carolann_49@live.com>
Sent: Monday, November 27, 2023 10:40 PM
To: City Clerk's Office
Subject: Ban cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I totally support the proposal to ban cat declawing. Thank you.

From: Ramsha Rao <ramshasrao@gmail.com>
Sent: Monday, November 27, 2023 10:25 PM
To: City Clerk's Office
Subject: ORD28923

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

I am a resident of the city of Tacoma and I am writing in support of adding ammendment to ORD28923. Declawing of cats is an inhumane practice that causes an immense amount of pain and suffering and has long term psychological/behavioral damage to cats. The cats who this procedure is performed on is also often not sedated and experience immense amount of pain.

Thank you for your time and consideration,

Ramsha Rao

From: Michelle Baldwin <mm_baldwin@msn.com>
Sent: Monday, November 27, 2023 9:54 PM
To: City Clerk's Office
Subject: Re: Norpoint Way NE road repairs and other safety issues

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am writing AGAIN regarding Norpoint Way. Apparently, another accident occurred tonight!
WHEN IS SOMETHING GOING to be done about the careless, wreck less, speeding driving issues?

I am thankful that the potholes have been repaired. Thank you, but, please do something about the reckless dangerous drivers putting us all at risk.

Michelle Baldwin

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From: Michelle Baldwin <mm_baldwin@msn.com>
Sent: Monday, June 5, 2023 2:34 PM
To: cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>
Subject: Norpoint Way NE road repairs and other safety issues

Tacoma City Council Members,

I am writing regarding Norpoint Way NE in Northeast Tacoma. I have lived in this area for nearly twenty-three years and am very concerned for my own safety, as well as others, who travel on this road. The road is in desperate need of repair, as it is uneven and there are many potholes. I believe to avoid some of the uneven areas and potholes many drivers coming up the hill and illegally utilize the turn lanes into Pointe Woodworth as part of the main road - and continue driving straight. This is extremely dangerous and is going to cause a serious accident.

The traffic on this road has also significantly increased, contributing to the need for repair. We were informed a traffic study was conducted because of the new apartments on the upper part of Norpoint Way NE the road could handle this traffic. The traffic has increased to the point that it's difficult to get out of the Pointe Woodworth neighborhood. I don't believe the increase is totally due to the apartments, but do believe it has contributed to more traffic. Also, people who live in Pointe Woodworth (or visitors, deliveries, etc.) coming down the hill and turning into the neighborhood, are continually in danger of being rear-ended. Drivers often go around the driver slowing down to make a right turn - and illegally by-pass them driving into the turn lane. Also, some drivers coming up the hill cross over into the oncoming lanes when traveling around the sharp corner.

There have been many accidents on Norpoint Way NE, and I know some have resulted in fatalities. Because of all the safety issues, I am not sure why leadership has not done something to resolve even some of these issues. I know I am not the only person to complain. I am sure it's a money issue, as we often hear. Please review my complaints and work on resolving these dangerous safety issues. We need to continue to improve our community.

In summary:

1. Please review repairing the potholes and make the road surface smoother - making the road safer for all.
2. Please help resolve the issues of drivers illegally crossing into the turn lanes and crossing into oncoming lanes.
3. Please do something to help resolve the speeding - both going up and down the hill.

Thank you for your consideration,

Michelle Baldwin
mm_baldwin@msn.com

253-952-6880

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From: Christine P. <1wildfire2012@gmail.com>
Sent: Monday, November 27, 2023 9:46 PM
To: City Clerk's Office
Subject: Ordinance to Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whom it May concern,

I am in full support of the ordinance to ban cat declawing. It's an inhumane procedure and causes lifelong trauma to the cat. As an owner of three cats I adopted through the humane society, I would never put my three girls through that torture. Please pass the ordinance to Ban Cat Declawing.

Sincerely,
Christine Peters

From: Samantha Sanabria <samxcoe@gmail.com>
Sent: Monday, November 27, 2023 9:46 PM
To: City Clerk's Office
Subject: Declawing ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Just wanted to email my support for this ban, its cruel and inhumane.

Please support this bill.

Thank you,

Samantha Sanabria

From: Marlie Porter <marlieannporter@gmail.com>
Sent: Monday, November 27, 2023 9:01 PM
To: City Clerk's Office
Subject: BAN CAT DECLAWING

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good evening,

I hope this email finds you well. I am writing in regards to cat declawing and agree it should be banned. Tacoma Humane Society recently posted via Instagram and brought attention to this issue and the upcoming council meetings. Removing a feline's claws is not just an inhumane act, but it causes only more pain and suffering to the animal itself. Please consider banning this cruel procedure.

Thank you,

Marlie Porter

From: Tracy H <tswout@gmail.com>
Sent: Monday, November 27, 2023 9:00 PM
To: City Clerk's Office
Subject: In support of banning declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Tacoma City Council,

I am emailing to urge the Council to vote in favor of a ban on declawing cats. This inhumane practice does not support the welfare of cats and should be banned.

My appreciation for hearing my concern about this issue.

Respectfully,

Tracy Harachi, Ph.D., MSW

(206) 409-2707 / tswout@gmail.com

From: Elena Pezzoli <epezzoli6@gmail.com>
Sent: Monday, November 27, 2023 8:51 PM
To: City Clerk's Office
Subject: Please ban declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Declawing is an inhumane mutilation that can cause lifelong pain and poses potential long-term risks on a cat's behavioral, emotional, and physical well-being.

Sincerely,

Elena Pezzoli
Sent from my iPad

From: Shawn Huey <shawnehuey@gmail.com>
Sent: Monday, November 27, 2023 8:51 PM
To: City Clerk's Office
Subject: Declawing Cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Ms. Nicole Emery,

I strongly urge you to support the ban of declawing of cats and prodeures called **tendonectomies** in this fair city. Both are cruel procedures.

Declawing is the amputation of the last bone of each toe. It would be like cutting off your fingers at the last knuckle. The standard method of declawing is amputating with a scalpel or guillotine clipper. The wounds are closed with stitches or surgical glue, and the feet are bandaged. Another method is laser surgery, in which a small, intense beam of light cuts through tissue by heating and vaporizing it. Both can cause lasting physical problems for the cat.

We also should ban the equally cruel tendonectomies. During a tendonectomy, the tendon that controls the claw in each toe is severed. The cat keeps their claws but can't control them or extend them to scratch. This procedure is associated with a high incidence of abnormally thick claw growth. Therefore, more frequent and challenging nail trims are required to prevent the cat's claws from snagging on people, carpet, furniture and drapes, or from growing into the cat's paw pads.

I implore you to do this. There's enough cruelty in the world. We don't need to do this.

Thank you for your attention and for your service,
Shawn Huey
1314 N 7th Street
Tacoma, WA 98403

From: Diane Burkhart-Kiss <mdbk51@icloud.com>
Sent: Tuesday, November 28, 2023 10:22 AM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Follow up
Flag Status: Flagged

City Council,

Please Ban cat declawing in Tacoma!!!!

Declawing is an inhumane mutilation that can cause lifelong pain and poses potential long-term risks on a cat's behavioral, emotional, and physical well-being.

Respectfully,

Diane Burkhardt-Kiss

From: Tracy Hoesel <tracyhoesel@comcast.net>
Sent: Tuesday, November 28, 2023 10:59 AM
To: City Clerk's Office
Subject: Support of ban on declawing

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to express my support on the banning of declawing cats in Tacoma.

From: Paula Webster <p.ann.webster1946@gmail.com>
Sent: Tuesday, November 28, 2023 10:53 AM
To: City Clerk's Office
Subject: Ban

Follow Up Flag: Follow up
Flag Status: Flagged

I support the ban to end declawng

From: Barbara Berntsen <barb@bluedolphininteriors.com>
Sent: Tuesday, November 28, 2023 10:42 AM
To: City Clerk's Office
Subject: Cat Declawing

Follow Up Flag: Follow up
Flag Status: Flagged

I am voicing my opinion to ban cat declawing in Tacoma.

--

Barbara Berntsen
Blue Dolphin Interiors
253 380 4567
1101 A Street, Suite 2
Tacoma WA 98402

From: Cienna Jordyn <cienna.buyco@gmail.com>
Sent: Tuesday, November 28, 2023 10:27 AM
To: City Clerk's Office
Subject: Support For Cat Declaw Ban Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I fully and strongly support the implementation of the ordinance to ban car declawing in the city of Tacoma, WA, with the exception of feline therapeutic procedures by licensed veterinarians only.

Let this be a step in paving a future for cats to be free from unnecessary pain and suffering.

Thank you,
Cienna J. Buyco

From: LINDA PRICE <price.linda@comcast.net>
Sent: Tuesday, November 28, 2023 11:22 AM
To: City Clerk's Office
Subject: cat declawing

Follow Up Flag: Follow up
Flag Status: Flagged

To the City Council:

Declawing of a cat is cruel and painful punishment of an animal who is only doing what is natural for him to do. My sister-in-law had her cat declawed and that turned him into a vicious life-long biter. You'd probably bite too if someone cut off all your fingers at the first joint! I support the ban on cat declawing in the city. Linda Price

From: M M <mmichellem13@gmail.com>
Sent: Tuesday, November 28, 2023 11:44 AM
To: City Clerk's Office
Subject: Ban on all cat declawing

Follow Up Flag: Follow up
Flag Status: Flagged

I fully support this initiative and hope it passes.

Michelle Miles
253.691.6000

<http://linkedin.com/in/mmichellemiles>

From: Michelle Baldwin <mm_baldwin@msn.com>
Sent: Tuesday, November 28, 2023 11:50 AM
To: City Clerk's Office
Subject: Re: Norpoint Way NE road repairs and other safety issues
Attachments: IMG_0521.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

Today on my Facebook feed. Another complaint about 509.

Get [Outlook for iOS](#)

From: Michelle Baldwin <mm_baldwin@msn.com>
Sent: Monday, November 27, 2023 9:54:29 PM
To: cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>
Subject: Re: Norpoint Way NE road repairs and other safety issues

I am writing AGAIN regarding Norpoint Way. Apparently, another accident occurred tonight!
WHEN IS SOMETHING GOING to be done about the careless, wreck less, speeding driving issues?

I am thankful that the potholes have been repaired. Thank you, but, please do something about the reckless dangerous drivers putting us all at risk.

Michelle Baldwin

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From: Michelle Baldwin <mm_baldwin@msn.com>
Sent: Monday, June 5, 2023 2:34 PM
To: cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>
Subject: Norpoint Way NE road repairs and other safety issues

Tacoma City Council Members,

I am writing regarding Norpoint Way NE in Northeast Tacoma. I have lived in this area for nearly twenty-three years and am very concerned for my own safety, as well as others, who travel on this road. The road is in desperate need of repair, as it is uneven and there are many potholes. I believe to avoid some of the uneven areas and potholes many drivers coming up the hill and illegally utilize the turn lanes into Pointe Woodworth as part of the main road - and continue driving straight. This is extremely dangerous and is going to cause a serious accident.

The traffic on this road has also significantly increased, contributing to the need for repair. We were informed a traffic study was conducted because of the new apartments on the upper part of Norpoint Way NE the road could handle this traffic. The traffic has increased to the point that it's difficult to get out of the Pointe Woodworth neighborhood. I don't believe the increase is totally due to the apartments, but do believe it has contributed to more traffic. Also, people who live in Pointe Woodworth (or visitors, deliveries, etc.) coming down the hill and turning into the neighborhood, are continually in danger of being rear-ended. Drivers often go around the driver slowing down to make a right turn - and illegally by-pass them driving into the turn lane. Also, some drivers coming up the hill cross over into the oncoming lanes when traveling around the sharp corner.

There have been many accidents on Norpoint Way NE, and I know some have resulted in fatalities. Because of all the safety issues, I am not sure why leadership has not done something to resolve even some of these issues. I know I am not the only person to complain. I am sure it's a money issue, as we often hear. Please review my complaints and work on resolving these dangerous safety issues. We need to continue to improve our community.

In summary:

1. Please review repairing the potholes and make the road surface smoother - making the road safer for all.
2. Please help resolve the issues of drivers illegally crossing into the turn lanes and crossing into oncoming lanes.
3. Please do something to help resolve the speeding - both going up and down the hill.

Thank you for your consideration,

Michelle Baldwin
mm_baldwin@msn.com
253-952-6880

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Friends of 98422

Jenny Glass · 1h ·

Wow driving on 509 is so dangerous today I was driving on my way to Tacoma and watch the car come out and make a left hand turn by that coffee shop by the sandbar restaurant and cut off a school bus wow couldn't believe it I'm new to the area how long has this road been so dangerous people drive past me like I'm standing still has anybody ever addressed this dangerous road to the town to everybody driving 509 just be aware of your surroundings these people drive insanely crazy I'll try to find a different way to go I don't want to get in an accident

You and 1 other

6 comments



Like



Comment



Send



Mary Jane Long

Complain to 311. The city number for problems...potholes etc. Northeast Tacoma has asked for improveme... [See more](#)

Like Reply

From: Brenda Michaels <Brenda@conscioustalk.net>
Sent: Tuesday, November 28, 2023 12:08 PM
To: City Clerk's Office
Subject: declawing cats

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

To Whom It May Concern – I am not a resident of Tacoma. However, I am a concerned citizen for the wellbeing of the cats in Tacoma. Declawing is a brutal process that leaves cats unable to, not only defend themselves if needed, but to scratch as well. No cat should be made to endure this kind of torture!

Please use your compassion and caring heart to STOP cat declawing once and for all.

With appreciation for your consideration,

Yours truly,

Brenda Michaels
President – Conscious Talk Radio
www.conscioustalk.net

From: Carrie M <carriemass@gmail.com>
Sent: Tuesday, November 28, 2023 12:14 PM
To: City Clerk's Office
Subject: CCR: An Ordinance to Amend Title 17 of the Municipal Code to Ban Cat Declawing

Follow Up Flag: Follow up
Flag Status: Flagged

I support this ordinance - please ban the practice of cat declawing.

Thank you

Carrie Mass
906 E Morton St, Tacoma, WA 98404
425.647.5557

From: Marey Schwietert <marey2@gmail.com>
Sent: Tuesday, November 28, 2023 12:19 PM
To: City Clerk's Office
Subject: Cat Declawing Ban

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I am writing in support of the proposed ban on cat declawing in Tacoma.

I will not restate the obvious or the facts you already know. This is an unnecessary procedure and I would like to see it end. Thank you!

--

Marey Schwietert, DMS C PA-C (she/her)

Physician Assistant II
The Henry M. Jackson Foundation for the Advancement of Military Medicine
Supporting the Center for Rehabilitation Sciences Research
Uniformed Services University of the Health Sciences
Joint Base Lewis McChord
Tacoma, WA
509-850-7026 (work - mobile)

From: ally orosco <aorosco000@gmail.com>
Sent: Tuesday, November 28, 2023 2:14 PM
To: City Clerk's Office
Subject: Cat declawing ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Jasinda

Sending my support for this ordinance and the Humane Society's efforts in making this his possible.

From: Paige Bostwick <paigeb0stwick@yahoo.com>
Sent: Wednesday, November 29, 2023 11:53 AM
To: City Clerk's Office
Subject: Ban the declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello all:

I am writing to express my full support of implementing an ordinance to ban the declawing of cats!

Thank you for your consideration,

Paige Bostwick
425-445-9810

From: Kay McLafferty <tarafeline@yahoo.com>
Sent: Wednesday, November 29, 2023 11:47 AM
To: City Clerk's Office
Subject: Proposed Cat Declaw Ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I do NOT support this ban.

From: kengordon@wsvma.org
Sent: Wednesday, November 29, 2023 7:39 AM
To: Hines, John
Cc: City Clerk's Office
Subject: RE: Follow Up on our Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Council Member Hines

I unfortunately could not stay for the bulk of your meeting yesterday, but I just want to share my appreciation to both you, the Council, and the Mayor for the way that the disruptive commentators were dealt with. That was appalling and I can only hope that young people who had been recognized earlier in the evening had left by that time.

I have set our fuller submission on the declawing ordinance, and have copied this email to the City Clerk also.

WSVMA Submission on Ordinance 28923.

Good evening, my name is Ken Gordon and I am the CEO of the Washington State Veterinary Medical Association. I want to thank Council Member Hines for reaching out to the Washington State Veterinary Medical Association (WSVMA) to seek our views on this important matter.

WSVMA in 2014 undertook an extensive study of declawing. At the time we found that the procedure was performed rarely, that new graduates were not being taught the procedure, and that when the procedure was performed it was provided only after all other behavioral and pharmacologic strategies had failed. This study concluded that there were still rare circumstances where this procedure was necessary and highlighted the need for the veterinarians undertaking the procedure to be appropriately skilled, and to only undertake the surgery with appropriate pain management strategies.

A more recent review of this procedure by the AVMA found similar findings. AVMA still allows this procedure as an appropriate last resort.

Based on this past work I advise that WSVMA is opposed to the proposed ordinance that would ban this procedure in Tacoma.

There are two clear reasons for this opposition.

- a. Firstly, we believe it is bad public policy for a legislative body to weigh in on matters that should rightly only exist between a medical professional and their client. A City Council does not have the medical or case knowledge that a veterinarian can bring to their decision as to whether to perform this procedure. We have seen many examples of legislatures dictating professional practice in human medicine, education and even in library administration. The intrusion into the decision making between a veterinarian and their client is the first step on a very dangerous slippery slope.
- b. There is a risk that if this ordinance is passed, that you will then drive this procedure underground. Families who desperately want to keep their cats, and for whom clawing poses significant personal risks, could seek this procedure elsewhere. In doing so, there is a non-zero chance of this procedure being undertaken by people who are not qualified, who do not have access to modern surgical equipment and techniques, and likely would not also have access to medications for pain management. This ordinance could therefore have the unanticipated result of putting more cats at risk.

For the above reasons we urge the Tacoma City Council to not pass this legislative change.

Nobody is more concerned about pain and suffering than Veterinarians. WSVMA would be happy to work with Council Member Hines to better understand the realities of this procedure in both Tacoma, and Pierce County. We are aware that declawed cats have been brought to the Pierce County Humane Society, but we do not know who has been performing these procedures. Absent such data it is unclear as to the actual nature of the problem that this proposed legislation is trying to address.

Thank you for the opportunity to make these comments.

Regards

Ken Gordon
CEO
Washington State Veterinary Medical Association
(206) 595-2450

From: Hines, John <JHines1@cityoftacoma.org>
Sent: Saturday, November 25, 2023 8:53 PM
To: kengordon@wsvma.org
Subject: RE: Follow Up on our Meeting

Good Evening Ken,

Our next council meeting will be this upcoming Tuesday, November 28th. That will be first reading of my proposed ordinance and we will take public comment on the ordinance at the meeting. The council meeting starts at 5 PM.

You can join the meeting in person or virtually. The link to join virtually is below:

Webinar Link: www.zoom.us/j/89496171192 Passcode: 896569

Please let me know if you have any further questions,

John

From: kengordon@wsvma.org <kengordon@wsvma.org>
Sent: Wednesday, November 22, 2023 7:41 AM
To: Hines, John <JHines1@cityoftacoma.org>
Subject: RE: Follow Up on our Meeting

Council Member Hines, I was able to view the study session yesterday, so thank you so much for this information.

I am not quite sure of the timing of the Council business meeting that you referred to. I would like to make a brief public comment, so if you could point me in the right direction for signing up that would be appreciated.

Regards

Ken Gordon
Incoming CEO
Washington State Veterinary Medical Association
(206) 595-2450

From: Hines, John <JHines1@cityoftacoma.org>
Sent: Monday, November 20, 2023 9:32 AM
To: kengordon@wsvma.org
Subject: Follow Up on our Meeting

Good Morning Ken,

It was great to talk to you last week. I wanted to send you a copy of my Council Consideration Request (CCR) on a ban on performing a procedure that results in the partial or complete declawing of a cat in the City of Tacoma, except when conducted by a licensed veterinarian for a therapeutic purpose. I have attached the CCR to this email along with the code language. These

documents are now public and you can also find them here: [City of Tacoma - File #: 23-1128 \(legistar.com\)](#).

I will be discussing the CCR with the council tomorrow afternoon at our Study Session ([link to listen in can be found here](#)) if you or any of your members would like to listen in. The first reading of the ordinance would be next Tuesday at our council business meeting and we will take public comment at that time.

I also wanted to share that we added the following language to our State Legislative Agenda for Tacoma under the Jobs section:

- **Skills Training:** Support for upskilling/reskilling workers to meet the evolving demands of emerging industries and workforce gaps. For example, the City supports investments in training veterinary students to address workforce shortages restricting the delivery of veterinary medical services.

Please let me know how I might be of further support of getting that passed through the legislature. Thank you again for taking the time to talk with Christina and I last week!

John

From: HB <hillary.blaylock84@gmail.com>
Sent: Tuesday, November 28, 2023 11:02 PM
To: City Clerk's Office
Subject: Proposed ban of cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

I am writing to express my support of the proposed ban on cat declawing in Tacoma.

Cat declawing is inhumane and can cause lifelong pain. The procedure is the equivalent of cutting a finger down to the first knuckle. Most people do not realize this and put their pet through this horrible procedure, and then do not give the pet enough time or support in healing. The pet then suffers pain for a very extended period of time and the pet's behavior can be very negatively affected by this pain, leaving the owner to ultimately abandon their pet in the long run.

I kindly urge you to support the proposed ban on cat declawing, to protect our animal friends from pain and suffering.

Sincerely,

Hillary Blaylock
3318 Grandview Dr W
University Place, WA 98466

From: sylvia duncan <sylviagoose99@gmail.com>
Sent: Tuesday, November 28, 2023 10:07 PM
To: City Clerk's Office
Subject: ban on cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please vote to make this ordinance a law. It is inhumane to allow this procedure to be done on these poor animals.

From: Christine Hoffman <harmony1977@hotmail.com>
Sent: Tuesday, November 28, 2023 8:21 PM
To: City Clerk's Office
Subject: Declawing ban

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello, I'm supporting the proposal to ban the declawing of cats in Tacoma. Thank you for your time!

Sincerely,
Christine Hoffman

From: MTH445 <matthewholst025@gmail.com>
Sent: Tuesday, November 28, 2023 7:56 PM
To: City Clerk's Office
Subject: In Support of the banning of Cat Declawing.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I'm sure you've heard all the reasoning. You don't need that from me. Just sending in my support for the banning of declawing cats.

Thanks
Matthew Holst

From: Michelle Mood <moodm@kenyon.edu>
Sent: Tuesday, November 28, 2023 6:25 PM
To: City Clerk's Office
Cc: Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Hines, John; Daniels, Kiara; Walker, Kristina; Diaz, Olgly; Rumbaugh, Sarah; Woodards, Victoria
Subject: Community Forum to speak tonight

Follow Up Flag: Flag for follow up
Flag Status: Flagged

In 2022, the city got several official letters from US, State and City offices asking the City to conduct a Health Impact Assessment in South Tacoma US EPA Region 10 requested an HIA, Sept 16, 2022
WA State Dept of Health requested an HIA on Sept 9, 2022.
The Puget Sound Clean Air Agency asked for an HIA on Sept 30, 2022.
And the TPCHD asked for it twice, April 21, 2022 and September 23, 2022
All of these requests were more than a year ago, and yet we still don't have a Memorandum of Understanding for an HIA for anything. In fact, have you ever asked your staff if you could just order one yourself? The only thing I heard was that the Planning Dept couldn't do one as part of SEPA, but that isn't the question, is it? There's interest among Council Members in conducting one, but who is tying your hands?
Dr. Michelle S. Mood (she, her, hers)
(c) 740-233-6333
Long covid despite vaxxed, boosted, and Paxlovid
#covidsucks

From: Paul Ban <paul.ban@comcast.net>
Sent: Tuesday, November 28, 2023 6:13 PM
To: City Clerk's Office
Subject: Support Ordinance to Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear City of Tacoma Council Member.

Please vote in support of the ordinance to ban cat declawing in Tacoma. The scientific evidence shows supports that cat declawing is an inhumane form of mutilation. Declawing can cause lifelong pain and poses potential long-term harm on the cat's behavioral, emotional and physical well-being. I am a cat owner and an active supporter of the Humane Society of Tacoma & Pierce County.

Respectfully,
Paul K. Ban

From: Lily <liulily.1193@gmail.com>
Sent: Tuesday, November 28, 2023 5:47 PM
To: City Clerk's Office
Subject: Please Ban Cat Declawing!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

I am writing to express my support for the banning of cat declawing in Tacoma. It's an extremely cruel practice that leaves animals in lifelong pain — its ban is long overdue.

Thank you for your time and consideration.

Best,
Lily Liu

From: Nicol Walsh <nicolwalsh1@gmail.com>
Sent: Tuesday, November 28, 2023 5:38 PM
To: City Clerk's Office
Subject: Please Ban Cat Declawing in Tacoma

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Kindly support the ban on cat declawing. Until about a couple of years ago I learned what it means to have a cat declawed. What a cruel and painful practice. Please consider banning it in Tacoma.

--

Alison Nicol Walsh (She/Her)

From: Vina Gisella <vsanjuan27@gmail.com>
Sent: Tuesday, November 28, 2023 5:27 PM
To: City Clerk's Office
Subject: I fully support to BAN DECLAWING

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear City Councils,

I am a proud resident of City of Tacoma WA.

I am here to SUPPORT TO BAN DECLAWING for All cats and kittens.

Thank you for hearing us and let's continue to protect all Animals who doesn't have the voice to speak up for help. It is our job as a Human beings. A HUMAN being to protect and help all animals in need. Specially in the world we live in now we need all the support and help we can do for all of our family pets and strays.

Thank you for hearing us and I hope you all have a lovely holiday!!

Warmest regards,

VSJ

From: wyegashira <wyegashira@gmail.com>
Sent: Tuesday, November 28, 2023 5:25 PM
To: City Clerk's Office
Subject: Cat declawing - please ban this practice in WA state

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I hope this letter finds you well. My name is William, and I am writing to express my deep concern regarding the practice of cat declawing in our state. I believe that it is crucial for us to address this issue and take a stand against a practice that causes unnecessary harm to our feline companions.

Cat declawing is a painful and detrimental procedure that not only removes a cat's claws but also amputates the last bone of each toe. This surgery, often performed for the convenience of owners, has severe physical and psychological consequences for cats. Studies have shown that declawed cats are more likely to experience chronic pain, behavioral issues, and long-term health problems.

I am reaching out to you today to request your support in championing legislation that would ban cat declawing in Washington. Several states and countries have already taken this important step to protect the well-being of our feline friends, and I believe it is time for Washington to join this humane movement.

Declawing is not only inhumane but also unnecessary. There are alternative methods available to address scratching behavior, such as providing scratching posts, using soft nail caps, and employing positive reinforcement training. By banning cat declawing, we send a clear message that our state values the welfare of animals and prioritizes compassionate and responsible pet ownership.

I kindly ask for your support in raising awareness about this issue and advocating for legislation that would make cat declawing illegal in our state. By taking a stand against this practice, we can contribute to a more compassionate society that values the well-being of all its residents, including our beloved animal companions.

Sincerely,

William Egashira, Tacoma resident

From: Jen Bowen <jenjohnstonbowen@gmail.com>
Sent: Tuesday, November 28, 2023 5:15 PM
To: City Clerk's Office
Subject: Municipal Code Title 17: Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am writing **in support** of amending Municipal Code Title 17 to **ban cat declawing**.

Cats rely on their paws, including their nails or claws, for various behavioral and grooming needs. These claws play a vital role in their ability to protect and defend themselves, and scratching serves to remove dead nail sheaths, as well as stretch and strengthen their muscles. Unfortunately, there is a common misconception that declawing is a harmless solution to address unwanted scratching behavior and that it will result in more cats being able to stay in their homes. However, it is crucial to recognize that declawing is not only a predominantly elective surgery but can also be traumatic, causing permanent damage and enduring pain for the cats involved.

Declawing a cat has both psychological and physical repercussions. The side effects of declawing can be severe, including hemorrhaging, paw pad lacerations, swelling, radial nerve damage, lameness, infections, and chronic pain. Cats subjected to these side effects may develop behavioral issues such as aggression, biting, and urinating outside the litter box. Regrettably, these consequences often lead to cats being relinquished to animal shelters. There are, however, humane alternatives readily available to address scratching behavior, such as scratching posts, spray deterrents, and nail caps.

Leaders in veterinary medicine actively oppose declawing, recognizing that it is usually performed for the preference or convenience of the cat owner rather than for the health of the cat. The American Association of Feline Practitioners (AAFP) has ceased elective declawing procedures in its "Cat Friendly Practices[®]," and major national veterinary chains such as Banfield, VCA, and BluePearl Pet Hospitals have prohibited cat declawing in their 2,000+ hospitals. Additional organizations, including the Humane Society Veterinary Medical Association (HSVMA), the International Society of Feline Medicine (ISFM), and the World Small Animal Veterinary Association (WSAVA), also stand in opposition to declawing.

By banning declawing, we can safeguard the well-being of our feline friends and promote a compassionate and responsible approach to pet ownership.

Thank you for your time and consideration. I am hopeful that our community will be at the forefront of promoting humane practices for the welfare of our beloved cats.

Thank you,
Jen Bowen

From: Deidre Fogell <fogelld@yahoo.com>
Sent: Tuesday, November 28, 2023 5:00 PM
To: City Clerk's Office
Subject: Cat declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,
I just saw a post on Instagram from the Tacoma Humane Society that you will be discussing the end of cat declawing during your next meeting. As a lifelong Tacoma resident and lifelong cat lover I am over the moon to hear this. Please, please ban cat declawing in Tacoma, Thank you for your time, Deidre Fogell

From: margaret sheppard <mshepp@comcast.net>
Sent: Tuesday, November 28, 2023 4:55 PM
To: City Clerk's Office
Subject: declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please pass this ordinance. Declawing is unnecessary and cruel. Thank you for your support . margaret Sheppard

From: Susie <konakid63@yahoo.com>
Sent: Tuesday, November 28, 2023 4:02 PM
To: City Clerk's Office
Subject: Re: Please STOP Feline Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To: The Tacoma City Council

PLEASE, PLEASE Vote to Ban Declawing of Felines. It is an extremely tragic event, one that often creates disabilities for the animals, that they have to live with the rest of their lives .. that is if they are so fortunate as to survive this medical treatment. And, the felines remember the trauma forever 🐾🐾

Thank you for your time and consideration.

~ Susie Cameron
3705 N Ferdinand St
Tacoma WA

... Pay It Forward

From: ROBYN BUCK <robyn.j.buck@gmail.com>
Sent: Tuesday, November 28, 2023 3:37 PM
To: City Clerk's Office
Subject: Ban declawing of cats

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Sent from my iPhone

From: Myers, Rosheida
Sent: Tuesday, November 28, 2023 3:23 PM
To: City Clerk's Office
Subject: FW: Urban Forestry Tree Code PPT for Council Meeting
Attachments: Council_UrbanForestryCode_2023_1205_V3.pptx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Jasinda

Best regards,

Rosheida Myers
Executive Assistant to the City Manager
City Manager's Office
747 Market Street, Room 1200, Tacoma, WA 98402
Phone: 253-591-5134 | Fax: (253) 591-5123

From: Borchers, Amanda <aborchers@cityoftacoma.org>
Sent: Tuesday, November 28, 2023 3:06 PM
To: Myers, Rosheida <rmyers@cityoftacoma.org>; Baker, D'Angelo <DBaker@cityoftacoma.org>; Kingsolver, Kurtis <KKINGSOL@cityoftacoma.org>
Subject: Urban Forestry Tree Code PPT for Council Meeting

Good afternoon,

Attached is the PPT for the Urban Forestry Code Update at Council on 12/5.

Thank you,

Amanda Borchers

aborchers@cityoftacoma.org

ESD Administration 253-591-5545



~We believe everything we do supports healthy neighborhoods and a thriving Puget Sound, leaving a better Tacoma for all



Ordinance to Adopt TMC 9.20 Urban Forestry

City of Tacoma | Environmental Services

Tacoma City Council

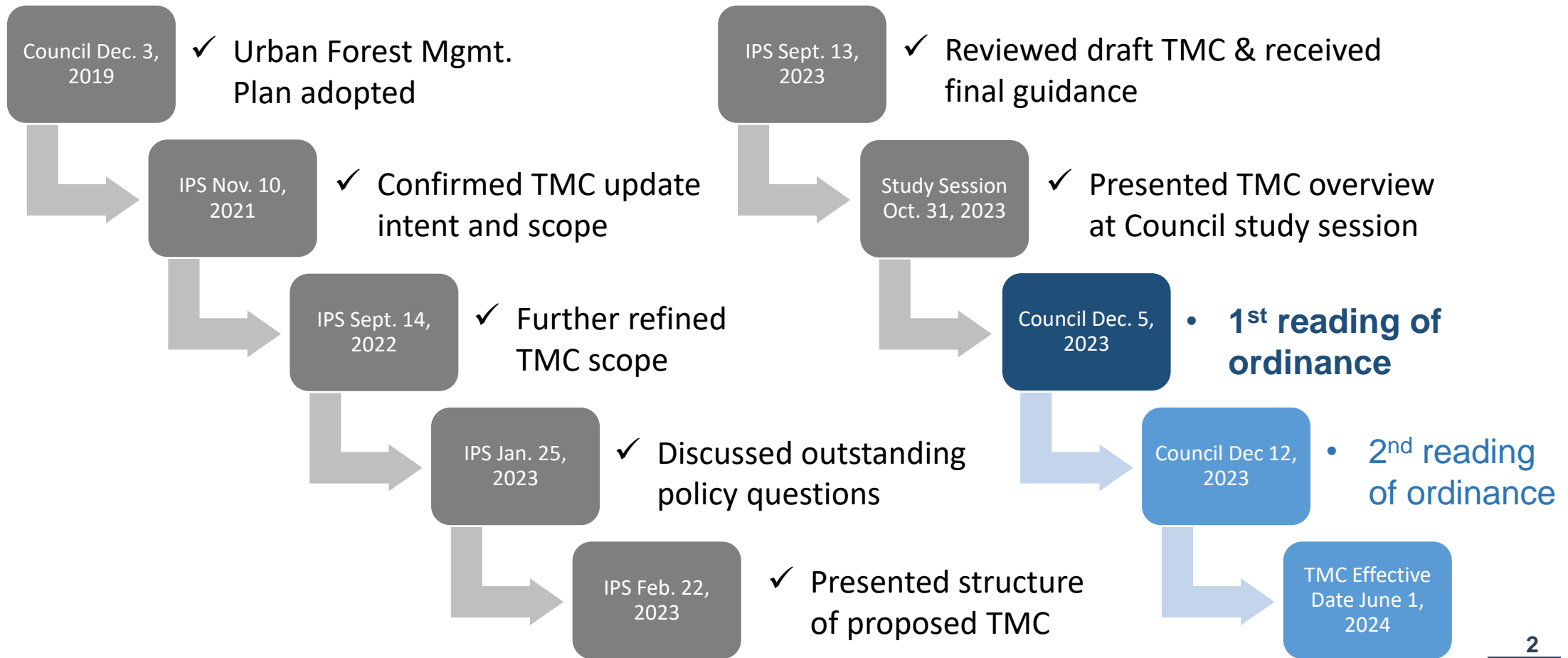
December 5, 2023

ITEM #





HISTORY / SCHEDULE

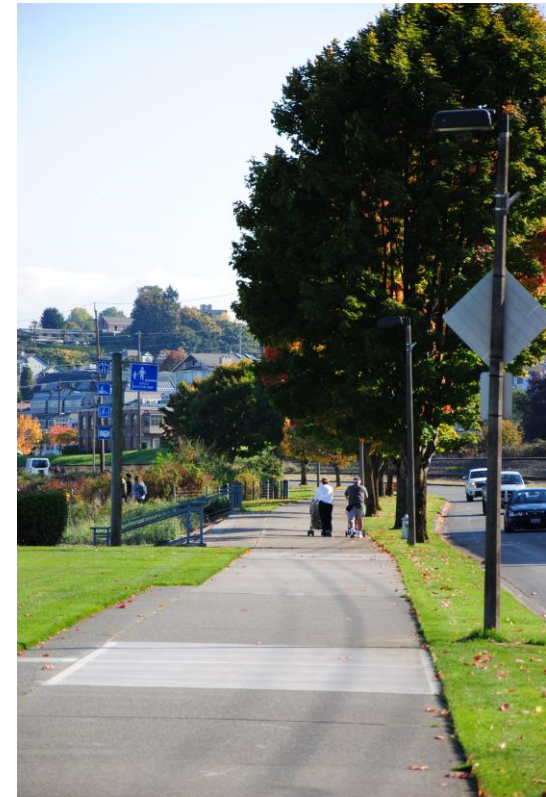


PURPOSE



1. Fix outdated & unclear requirements for right-of-way (ROW) tree planting, pruning, & removal
2. Remove inconsistencies with City policies, incorporate technical manuals, & industry standard BMPs
3. Discourage illegal tree removals through clear requirements and permitting processes
4. Establish a heritage tree program
5. Provide process for individuals to request tree pruning on City property
6. Update antiquated violations, penalty structure, & due process for illegal pruning & removal

Ruston Way Street Trees





● ● ● STREET TREE PERMIT REQUIREMENTS

Pruning (no fee permit)

- Must be conducted in a manner that keeps trees healthy and avoids future hazards

Planting (no fee permit)

- Must be done in accordance with City standards to avoid future conflicts

Removal (no fee permit, except *Conflict Trees)

- Removals permitted for specific purposes
- Fee for Conflict Tree removals, resulting from development / construction impacts
- Low-income qualifying fee reduction

N. Yakima Tree Removal





● ● ● EXEMPTIONS & ENFORCEMENT

Street Tree Permit Exemptions:

- **Owner:** pruning small trees (under 15 feet) & fruit trees
- **City & DOT:** pruning for clearance & tree health
- **Utilities:** pruning for Electric Safety Code, restoration of utility services & emergency communications
- **City & DOT:** tree removal to abate threat to public health, safety, welfare, or public nuisance

Enforcement:

- Unpermitted tree pruning or removal in ROW or City real property includes monetary penalty 3x the value of permitted tree removal
- May include fees for natural resources damages

Schuster Pkwy Tree Pruning





Ordinance to Adopt TMC 9.20 Urban Forestry

City of Tacoma | Environmental Services

Tacoma City Council

December 5, 2023

ITEM #



From: VIVIAN JACQMIN <vjacqmin@comcast.net>
Sent: Tuesday, November 28, 2023 3:00 PM
To: City Clerk's Office
Subject: Council Consideration Request - An Ordinance to Amend Title 17 of the Municipal Code to Ban Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am respectfully requesting that you please vote to ban Cat Declawing as it really is inhumane treatment of these animals. We do not declaw other animals! This is, in essence, amputation of digits on their paws, no different than if our own fingertips were cut off to the first digit. And in light of the fact that so many people do not restrict cats to indoor-only status, but let their cats run freely, a declawed cat has no way to protect itself from other animals and no way to climb a fence or tree to aid in an escape.

Please, consider this procedure as what it is - only a convenience for owners at the expense of the health and safety of the feline.

Thank you.

Vivian Jacqmin
Puyallup WA

From: Jean <jmnews@gmail.com>
Sent: Tuesday, November 28, 2023 2:24 PM
To: City Clerk's Office
Subject: Ban cat declawing in Tacoma

Follow Up Flag: Follow up
Flag Status: Flagged

Ban cat declawing in Tacoma

Says it all. It is cruel and many times not done in a painless way. If the cat ends up homeless it can no longer defend itself.

**Sincerely
Jean**

From: Arthur <arttheshark@gmail.com>
Sent: Wednesday, November 29, 2023 12:24 PM
To: City Clerk's Office
Subject: Re: Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

As a long time cat owner, I detest anyone who does anything as inhumane as declawing a cat. Please ban this as well as encouraging actions to help make this illegal anywhere in the state. Thank you!

Arthur Snider

From: Nadine FULTON <catlover4242@comcast.net>
Sent: Wednesday, November 29, 2023 12:37 PM
To: City Clerk's Office
Subject: DECLAWING ANIMALS

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am asking that you ban licensed veterinarians to do the declawing procedure for felines. It is very inhumane.
Thank you.

Nadine Fulton

catlover4242@comcast.net

From: Leah Gonzales <leahgonzales206@gmail.com>
Sent: Wednesday, November 29, 2023 12:51 PM
To: City Clerk's Office
Subject: Support of Banning Cat Declawing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

This email supports implementing the ordinance to ban cat declawing (Amend Title 17 of the Municipal Code to Ban Cat Declawing).

Declawing is inhumane and cruel. It is essentially the equivalent of a human losing the first knuckle on each finger. Declawing has a damaging, irreversible impact on a cat's quality of life. As a former volunteer in a cat adoption center, I know there are many alternatives to preventing cats from scratching furniture, people, etc. that don't include this inhumane practice. Declawing is *never* the solution.

Thank you for your time and consideration.

Respectfully,

Leah

--

Leah Gonzales

From: Cindy Bush <cindybush624@yahoo.com>
Sent: Wednesday, November 29, 2023 4:10 PM
To: City Clerk's Office
Subject: Please...

To whom this may concern.

With all that's going on in the world we as concerned citizens and being a voice for those that do not in this matter. Please consider and follow through on banning the declawing of pets. They depend on our care and protection from unnecessary procedures that can leave them in undefencive in pain and crippled.

Thank you for your time.

Please help.

Thank you,

Cindy Bush

[Sent from Yahoo Mail on Android](#)