



City of Tacoma Committee of the Whole Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

August 13, 2019

3:00 PM

SPECIAL MEETING

Call To Order

Mayor Woodards called the special meeting to order at 3:06 p.m.

Present: 7 - Beale, Hunter, Ibsen, Mello, Thoms, Ushka and Woodards

Absent: 2 - Blocker and McCarthy

Council Member Blocker arrived at 3:10 p.m.

Briefing Items

1. [19-0856](#)

Multi-Family Property Tax Exemption

At approximately 3:09 p.m., Jacques Colon, Tacoma 2025 Strategic Manager, Media and Communications Office, provided opening remarks on affordable housing and the Multi-Family Property Tax Exemption (MFTE) program.

Council Member Blocker arrived here, at 3:10 p.m.

Debbie Bingham, Project Manager, Community and Economic Development, presented on the MFTE program, including why the program was created; related Washington State and City of Tacoma codes; MFTE program summary from 1998-2019; summary of exemptions in mixed-use centers from 2008-2018; number, size, and location of 12-year projects; rental market overview; current MFTE requirements; program parameters that can be changed by the City; and preliminary recommendations, including a phased approach with immediate, mid-term, and long-term changes. Mr. Colon reviewed how Council policy objectives could be fulfilled or impacted to changes in the MFTE program. Ms. Bingham concluded by reviewing next steps.

Discussion ensued throughout regarding adjusting affordability rates, impacts on development, locating affordable housing throughout the entire City, location of existing MFTE projects, focusing on review of and revisions to 12-year MFTEs, basing rates on Tacoma versus Pierce County area median

income, linking the MFTE program to the Affordable Housing Action Strategy, what other cities are doing, an idea to cap the eight-year MFTE, having developments pay into the housing trust fund, describing MFTEs as workforce or rent-restricted housing, affordability for family-sized units, upkeep and condition of MFTE properties, Tacoma's market and economy, stronger differentiation and focus for the eight-year and 12-year programs, connecting tenants with available affordable units, broad housing needs, consideration of local labor in MFTEs, and future topics for Council agendas.

Adjournment

On proper motion, the special meeting was adjourned at 4:10 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk