



# City of Tacoma Committee of the Whole Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

August 27, 2019

3:00 PM

---

## SPECIAL MEETING

### Call To Order

Mayor Woodards called the special meeting to order at 3:08 p.m.

**Present:** 7 - Beale, Blocker, Ibsen, McCarthy, Mello, Ushka and Woodards

**Absent:** 2 - Hunter and Thoms

Council Member Ushka participated telephonically.

### Briefing Items

#### [19-0929](#)

Affordable Housing Trust Fund

At 3:10 p.m., Jacques Colon, Tacoma 2025 Strategic Manager, Media and Communications Office, provided opening remarks on the Affordable Housing Trust Fund, including a background of the City's Affordable Housing Action Strategy (AHAS) and creation of the trust fund. Daniel Murillo, Housing Division Manager, Community and Economic Development, presented on the original AHAS language, the fundamental policy question, existing federal resources, existing local development resources, and options to expand use of existing local resources through Real Estate Excise Tax (REET) 2 funds. He further described potential local resources, including a sales tax levy for affordable housing, property tax levy, implementing a maximum gross earnings tax, implementing a maximum business and occupations tax, eliminating the gross earnings threshold, eliminating the new jobs credit, implementing a maximum admissions tax for non-profits, increasing business license fees, and implementing an excise tax. Mr. Murillo concluded with review of potential uses to meet AHAS goals; Council policy considerations; and preliminary recommendations, including immediate, mid-term, and long-term recommendations.

Discussion ensued regarding details on demands, costs, revenues, and impacts to help evaluate options; staff and community partner input; maximizing creation of new units; revenue source impacts on local businesses; setting

trust fund criteria; short-term goals to distribute available funds; area median income (AMI) levels; REET 2 impacts; prioritizing AHAS goals; indirect support methods; how the revenue annual amounts were estimated; revenue source approval authorities; goal for the number of households impacted; forming a community work group to help with analysis; public vote options; resources used by other cities; AMI in Tacoma versus Pierce County; multi-family tax abatements; and regional housing issues.

## **Adjournment**

On proper motion, the special meeting was adjourned at 4:02 p.m.

---

Victoria R. Woodards, Mayor

---

Doris Sorum, City Clerk