



# City of Tacoma Neighborhoods and Housing Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 248

March 16, 2015

4:30 PM

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Chair Lauren Walker, Vice Chair Joe Lonergan,  
David Boe, Anders Ibsen, Victoria Woodards (alternate)

## Call To Order

Chair Walker called the meeting to order at 4:33 p.m.

**Present:** 3 - Boe, Lonergan and Walker

**Absent:** 1 - Ibsen

## Approval of Minutes

1. 15-0244 Approval of the minutes of March 2, 2015

**MOTION:** Deputy Mayor Boe moved to approve the minutes of the March 2, 2015 meeting.

**SECONDED BY:** Council Member Lonergan.

**ACTION:** Voice vote was taken and carried. The minutes were approved.

**Ayes:** 3 - Boe, Lonergan and Walker

**Absent:** 1 - Ibsen

## Briefing Items

2. 15-0245 Affordable Housing Policy Advisory Group  
[Elliott Barnett, Planning and Development Services]

At approximately 4:34 p.m., Brian Boudet, Planning and Development Services (PDS), provided background information on the Affordable Housing Policy Advisory Group (AHPAG) and their Affordable Housing Planning Work Program. Elliott Barnett, PDS, stated the AHPAG will be requesting the Committee approve membership updates. Michael Mirra and Gary Pedersen, AHPAG Co-Chairs, provided background information on the group and

reviewed new members Kevin Grossman, Steve Novotny, Anne Curry, Paul Page, Mark Pereboom, Kevin Hunter, and Ali Modarres.

**MOTION: Deputy Mayor Boe moved to forward approval of the updated AHPAG membership and extension of the group's term in order to participate in the final phase of the Affordable Housing Planning Work Program as part of the 2015 Annual Amendments, to the full Council for consideration and approval.**

**SECONDED BY: Council Member Lonergan.**

**ACTION: Voice vote was taken and carried. The motion was declared adopted.**

**Ayes: 3 - Boe, Lonergan and Walker**

**Absent: 1 - Ibsen**

Mr. Barnett provided additional background regarding the Affordable Housing Planning Work Program, including phases one and two in 2012 through 2014. He then reviewed a residential zoning districts map, reasons to consider infill strategies, the impact infill has on residential character, strategies for great neighborhoods, and infill and affordable building tools. Mr. Barnett next reviewed recommendations for accessory dwelling units (ADU), single-family small lots, denser housing types, cottage housing, planned residential districts (PRD), and affordable housing incentives, bonuses, and upzones. He concluded by reviewing permit process enhancements, a review of the recommendations, and next steps. Discussion ensued regarding ADUs, the proposed ADU pilot program, whether a Geographic Information Systems analysis has been conducted, infill strategies, and bonuses. Deputy Mayor Boe requested staff use different terminology for the proposed detached ADU pilot program. Chair Walker requested information regarding the number and location of ADUs in the City.

Chair Walker stated due to time constraints item number four, a discussion on the Federal Reserve Bank meeting, will not be discussed tonight.

Deputy Mayor Boe suggested staff use before and after photographs, and testimonials when conducting community outreach. Discussion ensued regarding the link between density requirements and design standards.

**3. 15-0246 HUD Annual Action Plan and Consolidated Plan Recommendations [Carey Jenkins, Community and Economic Development]**

At approximately 5:45 p.m., Carey Jenkins, Community and Economic Development, stated staff is seeking approval from the Committee for the 2015-2016 Annual Action Plan, 2015-2019 Consolidated Plan, amended Citizen Participation Plan, and new sub-recipient agreements between the City

and the Tacoma Community Redevelopment Authority. He then reviewed the 2015-2019 Consolidated Plan purpose, approach, community outreach, and strategic plan goals. Mr. Jenkins next reviewed the Housing and Urban Development (HUD) community planning and development allocation, 2015-2016 Community Development Block Grants (CDBG) funds, and proposed recommendations for CDBG reprogramming, housing funding, Tacoma Community Redevelopment Authority housing activities, and economic development funding. He also reviewed the Valhalla Hall adaptive reuse project, allocation of the 2015-2016 HOME Investment Partnerships Program funds, and next steps. Discussion ensued regarding the proposed CDBG reprogramming, including local improvement district (LID) assistance funds, and the economic development fund.

Chair Walker requested this item be discussed further at a special meeting of the Committee. Discussion ensued regarding the date and time of the special meeting. The Committee decided to hold a special meeting of the Committee on March 23, 2015, at 4:30 p.m., to continue discussing the HUD Annual Action Plan and Consolidated Plan recommendations. Chair Walker requested staff provide additional information regarding LID funding for the Valhalla Hall project.

- 4.      **15-0247**      Federal Reserve Bank Meeting Discussion  
                          [Chair Walker]

Due to time constraints this item was not discussed.

**Topics for Upcoming Meetings**

- 5.      **15-0248**      April 6, 2015 - Garage Sale Policy Update; West Slope Neighborhood Conservation District; Landmarks Commission Park Name Change

The Committee moved the discussion regarding the Federal Reserve Bank meeting to the special meeting on March 23, 2015.

Genesis Gavino, City Manager’s Office, stated the April 6, 2015 meeting topics include the Garage Sale Policy update, West Slope Neighborhood Conservation District, and the Landmarks Preservation Commission park name change.

Deputy Mayor Boe requested information regarding which park name will be changed.

**Other Items of Interest**

There were no other items of interest.

## Public Comment

There was no public comment.

## Adjournment

There being no further business, the meeting was adjourned at 6:10 p.m.



Lauren Walker, Chair

Linnea R. Meredith  
Linnea Meredith, City Clerk's Office