



City of Tacoma City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

September 23, 2014

12:00 PM

Call to Order

Mayor Strickland called the study session to order at 12:06 p.m.

Present: 8 - Boe, Ibsen, Lonergan, Mello, Thoms, Walker, Woodards and Mayor Strickland

Absent: 1 - Campbell

Council Member Campbell arrived at 12:15 p.m.

Briefing Items

1. 14-0881 Affordable Housing

Mayor Strickland announced the first study session topic is affordable housing policy initiatives. Brian Boudet, Planning and Development Services (PDS), provided background information. Carey Jenkins, Community and Economic Development (CED), reviewed census data and income statistics related to affordable housing in the City.

Council Member Campbell arrived here, at 12:15 p.m.

Mr. Jenkins reviewed Department of Housing and Urban Development (HUD) income limits, whether housing in Tacoma is affordable, statistics for lower income households, a map of cost burdened renter households, and a summary of affordability. He then reviewed City affordable housing finance tools, including the Multi-family Program, Single-family Acquisitions Program, Homeowner Rehab Program, Homeowner Repair Program, and Down Payment Assistance Program. He concluded by reviewing the City affordable housing policy initiative related to the Consolidated Plan purpose.

Debbie Bingham, CED, reviewed City affordable housing policy initiative related to the Multi-family Tax Exemption (MFTE), including the number of rental units built since 2000. Discussion ensued regarding the number of rental units built since 2000. Elliot Barnett, PDS, reviewed the Affordable Housing Planning Work Program, including background information, an update on the progress of the first and second phases, next steps for the third phase, infill

strategies, the Affordable Housing Policy Advisory Group's recommendations, housing element updates, and the 2015 annual amendments cycle. He concluded by reviewing upcoming initiatives.

City Manager T.C. Broadnax stated affordable housing issues related to land use and zoning will be brought to the Information, Planning, and Sustainability Committee; and other specific issues related to affordable housing will be brought before the Neighborhoods and Housing Committee. Discussion ensued regarding the area median income (AMI), cost burdened renter households, infill strategies, ways to help people keep their homes, the current housing market, the MFTE, and predatory lending. Mayor Strickland requested information regarding what percentage of the housing stock in Tacoma would fit the needs of the 30 percent AMI.

Other Items of Interest

Deputy Mayor Woodards stated a resolution regarding the Equity and Empowerment Initiative will be brought before Council next week; she then stated it will solidify the City's commitment to the initiative, and provided background information. Council Member Walker provided additional background information and stated the purpose of the initiative is to change the way the City does business, and work with community partners to implement equitable practices and ensure everyone has access to opportunities. She then reviewed the goals of the initiative, including ensuring the City's workforce reflects the community it serves, providing purposeful community outreach and engagement, ensuring an equitable service delivery to all residents and visitors, providing a commitment to equity in local government decisions, and supporting human rights opportunities for everyone to achieve their full potential.

Council Member Mello stated he will be having discussions with the Council, City Manager, and other staff regarding two ordinances on tonight's Council agenda; Ordinance No. 28250 related to interim land use regulations for recreational marijuana, and Ordinance No. 28251 related to for-hire transportation. He noted the discussions will focus on further policy improvements for permanent restrictions on recreational marijuana, the alignment of collective gardens and permitted recreational facilities, and insurance coverage for for-hire drivers.

Mayor Strickland stated a resolution establishing the Mayor's Commission on International Relations will be added to tonight's Council agenda.

Agenda Review and City Manager's Weekly Report

Mr. Broadnax stated there will be two proclamations proclaiming September 21 – 27, 2014 as Deaf Awareness Week, and September 27, 2014 as Museum Day Live; and there will be one presentation for Gun Safety Awareness Week. He then noted there will be an announcement regarding the appointment of Minh-Anh Hodge to the Tacoma Housing Authority to serve a five-year term.

2. 14-0882 Weekly Report to the City Council, September 18, 2014

Closed Session - Labor Negotiations

MOTION: Deputy Mayor Woodards moved to convene to Closed Session pursuant to RCW 42.30.140(4)(a)(b) to discuss labor negotiations, the session not to exceed 20 minutes.

SECONDED BY: Council Member Boe.

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

Ayes: 9 - Boe, Campbell, Ibsen, Lonergan, Mello, Thoms, Walker, Woodards and Mayor Strickland

Mayor Strickland stated Council would take a five minute break followed by Closed Session.

The Council convened to Closed Session at 1:25 p.m.

The Closed Session was extended for 15 minutes at 1:45 p.m.

The Closed Session concluded and the study session reconvened at 2:00 p.m.

Adjournment

There being no further business, the study session was adjourned at 2:00 p.m.

Marilyn Strickland, Mayor

Doris Sorum, City Clerk