



# City of Tacoma Committee of the Whole Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

September 10, 2019

3:00 PM

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## SPECIAL MEETING

### Call To Order

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

**Present:** 9 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms, Ushka and Woodards

### Briefing Items

1. [19-0983](#) Inclusionary Zoning

At approximately 3:09 p.m., Jacque Colon, Tacoma 2025 Strategic Manager, City Manager's Office, made opening remarks and introduced Brian Boudet, Planning Division Manager, Planning and Development Services. Mr. Boudet presented on inclusionary zoning (IZ) for affordable housing, including key policy questions; IZ definition; how IZ works; common program parameters, noting mandatory vs. voluntary, project thresholds, affordable housing requirements, and incentives; key issues, noting a market-based tool, safeguards, and legal issues; statutory authority; existing and proposed City policy guidance; Tacoma's existing provisions; other cities' experiences; and the analysis by BERK Consulting. Mr. Boudet concluded by reviewing Technical Advisory Group feedback summary and preliminary recommendations, including immediate actions, short-term actions, and key policy questions.

Discussion ensued regarding the Multi-Family Tax Exemption and other incentives; IZ stalling housing production; areas of effectiveness; land use strategy and areas for upzoning; having presentations from developers and investors; square footage of structures; number of affordable housing units; market blend; market calibration; economic differences of neighborhoods; and receiving input from contractors, developers, and investors to decide which tool produces more housing.

## **Adjournment**

On proper motion, the special meeting was adjourned at 4:19 p.m.

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Victoria R. Woodards, Mayor

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Doris Sorum, City Clerk