



# City of Tacoma

## City Council Study Session Minutes

747 Market Street, Tacoma, WA 98402, Council Chambers

Dial: 253-215-8782 Meeting ID: 894 9617 1192

Webinar Link: [www.zoom.us/j/89496171192](http://www.zoom.us/j/89496171192) Passcode: 896569

**August 22, 2023**

**12:00 PM**

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### Call to Order

Mayor Woodards called the study session to order at 12:00 p.m.

### Roll Call

**Present:** 7 - Bushnell, Daniels, Hines, Rumbaugh, Ushka, Walker and Mayor Woodards

**Absent:** 2 - Blocker and Diaz

Council Member Ushka participated virtually.

### Briefing Items

1. [23-0835](#) Affordable Housing Action Strategy Update

At approximately 12:00 p.m, Jacques Colon, Chief Strategy Officer, Office of Strategy, introduced Ted Richardson, Strategic Initiatives Program Coordinator, Office of Strategy, and presented a brief introduction to the Affordable Housing Action Strategy, including the four objectives to create more homes for more people, keep housing affordable and in good repair, help people stay in their homes and communities, and reduce barriers for people who often encounter them. Richardson presented the actions, noting inclusionary zoning and diverse housing types; middle housing zoning framework; Accessory Dwelling Units (ADU) accelerator and diverse housing types; multi-family tax exemption (MFTE), noting updates and objectives; surplus land policy updates; offsite infrastructure support, noting the Housing Equity Infrastructure Program and Connecting Housing to Infrastructure Program; increased participation and resources for new home buyers, noting the Homeownership Services Program; affordable Housing Trust Fund; and streamlining permit review process. Together, they continued with outlining objectives and actions, including keeping housing affordable and in good repair, noting owner occupied housing repair, and improving tracking of existing affordable housing properties; helping people stay in their homes and in their communities, noting tenant protections, resources for housing and rental assistance, and low-income homeowner relief; and reducing barriers for those who often experience them. They concluded by

reviewing homeless emergency sheltering system; decarbonization strategy; and Anti-Displacement Strategy, noting programs and assistance in development; and next steps.

Discussion ensued regarding gratitude for staff's work; fee in-lieu program and affordable housing requirements; mid-scale residential target areas, noting the MFTE program and keeping housing affordable; inclusionary zoning and the Housing Trust Fund; permit review process; municipal tools and options; increasing funding, program demand and capacity; Landlord Tenant Program and trainings; permanent affordable housing, noting community land trust and developer incentives; mortgage, rental, and housing assistance programs; resources page on City website; permit review timeline; low-income housing relief and market-rate housing; Rental Housing Code informational pamphlets and mailings; evictions and displacement tracking, noting movement of Tacoma Public Utilities service areas as data; ADU construction cost and financing; and availability of the Housing Trust Fund and the fee-in lieu funds.

## **Other Items of Interest**

There were no other items of interest.

## **Committee Reports**

There were no committee reports given.

## **Agenda Review and City Manager's Weekly Report**

2. [23-0839](#) Weekly Report to the Mayor and City Council, August 17, 2023

City Manager Elizabeth Pauli stated there is one proclamation and one recognition on tonight's meeting agenda, proclaiming Thursday, August 24, 2023, as Ukrainian Independence Day, and a Compassionate Tacoma recognition of Klair Ethridge. She concluded by stating there is one expected change to tonight's agenda, to add a second proposed Substitute Ordinance No. 28907; and tonight's meeting includes community forum.

## **Adjournment**

On proper motion, the study session was adjourned at 1:20 p.m.

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Victoria R. Woodards, Mayor

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Nicole Emery, City Clerk