



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 Passcode: 896569
April 12, 2022
12:00 PM

Call to Order

Mayor Woodards called the study session to order at 12:05 p.m.

Roll Call

Present: 8 - Blocker, Bushnell, Hines, McCarthy, Rumbaugh, Ushka, Walker
and Mayor Woodards

Absent: 1 - Daniels

Council Member Daniels arrived at 12:09 p.m.

Briefing Items

1. [22-0441](#) Affordable Housing Action Strategy Quarterly Update

At approximately 12:06 p.m., Tanisha Jumper, Director, Media and Communications Office, provided opening remarks regarding the Affordable Housing Action Strategy (AHAS), including background of the City's efforts related to homelessness and housing, and affordable housing objectives.

Council Member Daniels arrived here, at 12:09 p.m.

Ms. Jumper continued with review of 2021-2022 AHAS action items, noting active AHAS teams and overlap with anti-displacement efforts; and introduced Steven Sawada, Manager, Human Resources, and Felicia Medlen, Housing Division Manager, Community and Economic Development. Together, Mr. Sawada and Ms. Medlen presented the AHAS quarterly update, including 2021 highlights; and updates, 2022 objectives, and next steps for AHAS action items related to: inclusionary zoning and diverse housing types, the Multi-Family Property Tax Exemption (MFTE) Program, the surplus land policy, off-site infrastructure support, increased participation and resources for new home buyers, the Housing Trust Fund, streamlining the permit review process, owner-occupied housing repair, improving tracking of existing affordable housing properties, tenant protections,

resources for housing and rental assistance, low-income homeowner relief, and new or expanded funding for support services. Mr. Sawada further reviewed anti-displacement work that is underway, including the development of a Housing Precarity Risk Model with the University of California Berkeley Urban Displacement Project, Amended Resolution No. 40871 related to anti-displacement, and the anti-displacement work plan and objectives. Ms. Jumper concluded by expressing appreciation for the AHAS team, for the many departments involved in the work, and for the City Council's support.

Discussion ensued regarding the short-term rental market; other types of homeownership, noting condominiums and townhomes; the number of MFTEs approved each year since 2019; options for when the terms of a development agreement are not met; the Tacoma Down Payment Assistance program; housing precarity and eviction rates; surplus City-owned properties; local and State regulations; available funding in the Housing Trust Fund; possible impacts of the Home in Tacoma Project; preserving housing stock; the original AHAS timeline and possible updates; appreciation for the cross-departmental group working on the AHAS; and education requirements for low-income homeowner relief funding.

2. [22-0442](#) 2022 City Council Priorities - Part 1

At approximately 1:21 p.m., Ms. Jumper presented the 2022 City Council priorities based on the individual City Council strategy sessions, including an overview; review of the priority development process; overarching priorities; priorities related to housing and homelessness, safety, livable wage jobs, belief and trust, health, and access; and confirming the accuracy of the summary. Mayor Woodards reviewed the process to identify next steps, including identifying where discussions should take place, tasks to be performed, and timelines, and the request for Council Members to provide guidance and questions to staff.

Discussion ensued throughout regarding priority rankings, how items were summarized, next steps for anti-racist transformation work, coordinating with the Heal the Heart of Tacoma Core Coordinating Team, the process to rank and set goals for each priority area, deciding which standing committee will review each topic, managing committee work plans and staff reporting, the budget process and timeline, options to hold Committee of the Whole or joint standing committee meetings, existing and emergent issues, the importance of providing clear direction to staff, and next steps.

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

3. [22-0443](#) Weekly Report to the Mayor and City Council, April 7, 2022

City Manager Elizabeth Pauli stated that there are three ceremonials on tonight's meeting agenda, proclaiming April 10-16, 2022, as Cambodian Genocide Remembrance Week; a Compassionate Tacoma recognition for Theresa Evans; and a presentation on systems transformation, including highlights from the Environmental Services Department's racial equity action plan. She concluded by stating that a motion may be considered at tonight's meeting to amend Ordinance No. 28811, regarding attendance at unlawful exhibitions of speed, and reminded everyone that Community Forum will be held during tonight's meeting.

Executive Session - Potential Litigation and Review the Qualifications of a Public Employee

MOTION: Deputy Mayor Ushka moved to convene to an Executive Session pursuant to RCW 42.30.110(1)(i) and RCW 42.30.110(1)(h) to discuss potential litigation and to review the qualifications of a public employee, not to exceed 90 minutes.

SECONDED BY: Council Member Blocker.

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

Ayes: 9 - Blocker, Bushnell, Daniels, Hines, McCarthy, Rumbaugh, Ushka, Walker and Mayor Woodards

The City Council convened to Executive Session at 2:05 p.m. City Attorney Bill Fosbre; Chris Bacha, Chief Deputy City Attorney; and Steve Victor, Deputy City Attorney, City Attorney's Office, were present.

The Executive Session concluded, and the study session reconvened, at 3:30 p.m.

Adjournment

On proper motion, the study session was adjourned at 3:30 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk