



City of Tacoma

City Council Study Session Minutes

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

Webinar Link: www.zoom.us/j/89496171192 Passcode: 896569

February 15, 2022

12:00 PM

Call to Order

Mayor Woodards called the study session to order at 12:02 p.m.

Roll Call

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

Absent: 2 - Blocker and McCarthy

Council Member Blocker arrived at 12:23 p.m.

All Council Members participated virtually.

Briefing Item

1. [22-0195](#) Homeownership Disparity Study Update

At approximately 12:03 p.m., Felicia Medlen, Housing Division Manager, Community and Economic Development, presented an update on the homeownership disparity study, including background, noting related actions in the Affordable Housing Action Strategy (AHAS); the problem statement about homeownership rates among communities of color; project scope; intended outcomes; demographics, noting race, ethnicity, and median household income in Tacoma and Washington State in 2010 and 2019; trends, noting changes since 1990 and change in ownership; and homeownership statistics, noting race and ethnicity of households, and mortgage applications.

Council Member Blocker arrived here, at 12:23 p.m.

Ms. Medlen concluded by reviewing key findings, recommendations, and next steps.

Discussion ensued regarding the goals of the homeownership disparity study; impacts of Washington State I-200 and Governor Jay Inslee's recent Executive Order 22-02, related to equity and affirmative action; options to target funds; appreciation to staff; connecting with the AHAS and

transformation efforts; identifying and supporting external organizations; the need for increased staffing and support; issues facing renters, noting housing precarity and credit; establishing ongoing support instead of a one-time fund; related programs, noting financial education and Tacoma Down Payment Assistance; upcoming biennial budget proposals; reasons for low participation in the Tacoma Down Payment Assistance program; the importance of homeownership in building generational wealth; income disparities, noting that people cannot afford mortgages as incomes have not kept pace with high housing costs; partnerships and opportunities, noting the Heal the Heart of Tacoma Core Coordinating Team, Habitat for Humanity, Sound Outreach, the Tacoma Urban League, banks, and realtors; community land trusts and setting aside City-owned land for housing; and next steps for committee discussions and monitoring.

Other Items of Interest

1a. [22-0206](#) Return to In-Person Public Meetings Briefing.

Council Member Hines presented a review of the discussion held by the Government Performance and Finance (GPF) Committee earlier in the day related to holding public meetings in a hybrid format (both virtual and in-person), including previous GPF Committee recommendations, and new factors. He further outlined the GPF Committee's recommendation that the City Council and Public Utility Board (PUB) have the option to hold hybrid format meetings effective February 23, 2022, noting the need to rescind the Mayor's Proclamation of Emergency Rule No. 4; that the GPF Committee's recommendation is for hybrid format City Council and PUB meetings, study sessions, and retreats, but that City Council committees and volunteer committees, boards, and commissions will remain in virtual format only; Washington State requirements for in-person meetings to provide an option for virtual attendance during the COVID-19 pandemic state of emergency; staffing limitations; developing rules, procedures, and monitoring requirements; justifications for the change; and the GPF Committee's unanimous vote to forward the recommendation to the full City Council.

Discussion ensued regarding clarifying the recommendation to include special meetings; the Mayor's proposal for a hybrid format City Council retreat to be held on February 23, 2022, noting that if the City Council does not approve the recommendations, the retreat will be cancelled; the proposal to rescind the Mayor's Proclamation of Emergency Rule No. 4; and that future discussion will be needed on the Rules of Procedure of the Council of the City of Tacoma, related to expectations for attendance and limits on telephonic participation.

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Council Member Rumbaugh requested an update on the new program to support businesses with broken windows, and the dedicated email address for the program.

Discussion ensued regarding presenting more information on the window replacement program at the February 22, 2022, Economic Development Committee meeting; and staff’s plan to provide application requirements, program details, and the email address at that time.

Mayor Woodards stated that COVID-19 rapid tests will be provided to Council Members and staff in advance of the February 23, 2022, City Council retreat.

Committee Reports

There were no committee reports given.

Agenda Review and City Manager's Weekly Report

- 2. [22-0196](#) Weekly Report to the Mayor and City Council, February 10, 2022

City Manager Elizabeth Pauli stated there are no ceremonials on tonight’s meeting agenda, and no changes are expected to the agenda. She stated that based on today’s discussion, a motion may be considered at the February 22, 2022, meeting to rescind the Mayor’s Proclamation of Emergency Rule No. 4, regarding public meetings in virtual format.

Adjournment

On proper motion, the study session was adjourned at 1:14 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk