



City of Tacoma Neighborhoods and Housing Committee Minutes

747 Market Street, Tacoma, WA 98402

Conference Room 248

October 19, 2015

4:30 PM

Chair Lauren Walker, Vice Chair Joe Lonergan,
David Boe, Anders Ibsen, Victoria Woodards (alternate)

Call To Order

Chair Walker called the meeting to order at 4:31 p.m.

Present: 3 - Ibsen, Lonergan and Walker

Absent: 1 - Boe

Approval of Minutes

1. 15-1132 Approval of the minutes of August 17, 2015

MOTION: Council Member Lonergan moved to approve the minutes of the August 17, 2015 meeting.

SECONDED BY: Council Member Ibsen.

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

Ayes: 3 - Ibsen, Lonergan and Walker

Absent: 1 - Boe

Briefing Items

2. 15-1133 2015 Annual Amendments-the Affordable/Infill Housing Regulations proposals and the proposed creation of the Narrowmoor Conservation District [Brian Boudet and Reuben McKnight, Planning and Development Services]

At approximately 4:32 p.m., Reuben McKnight, Planning and Development Services (PDS), reviewed the Narrowmoor Addition Conservation District element of the 2015 Annual Amendment, including proposed Municipal Code amendment, public outreach and comments, requirement of design review and

guidelines, and Planning Commission recommendations. Discussion ensued regarding the review process, modifying the area base zone in lieu of creating a conservation district, historic period of housing, policy priorities, neighborhood density, incorporating affordable housing into the conservation district, through lot requirements, and effective dates. Council Member Lonergan requested information regarding density by neighborhood.

Elliott Barnett, PDS, reviewed the affordable and infill housing regulations element of the 2015 Annual Amendment, including strategies, public comment, special review districts, and the infill pilot program. He then reviewed the affordable housing element, including incentives and process enhancements, upzones, affordable housing financing options, and ongoing refinements. He concluded by reviewing next steps.

Michael Mirra and Gary Pedersen, Affordable Housing Policy Advisory Group (AHPAG), reviewed affordable housing, Planning Commission recommendations, inclusionary zoning, and building incentives.

Public comment was heard from Jeremiah Lafranca, Master Builders Association, speaking on the proposed Narrowmoor Addition Conservation District.

Discussion ensued regarding the fee in lieu incentive, existing examples of infill housing, and future meeting presentations relative to affordable housing.

Topics for Upcoming Meetings

3. 15-1134 November 2, 2015: Multigenerational Housing Presentation; Many Lights; Hilltop Lofts Project Update; Analysis of financing recommendations from the AHPAG

Monica Ghosh, City Manager's Office, stated the next meeting is November 2, 2015 with presentations relative to multigenerational housing, Hilltop Lofts project, and an analysis of financing recommendations from the AHPAG.

Other Items of Interest

There were no other items of interest.

Public Comment

Public comment was heard earlier in the meeting.

Adjournment

There being no further business, the meeting adjourned at 6:00 p.m.



Lauren Walker, Chair



Nicole Emery, City Clerk's Office