



# City of Tacoma Neighborhoods and Housing Committee Minutes

747 Market Street, Tacoma, WA 98402

Conference Room 248

November 02, 2015

4:30 PM

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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 4:36 p.m.

**Present:** 3 - Boe, Lonergan and Walker

**Absent:** 1 - Ibsen

## Approval of Minutes

- 1. 15-1198** Approval of the minutes of the September 21, 2015 meeting  
**MOTION:** Council Member Lonergan moved to approve the minutes of the September 21, 2015 meeting.  
  
**SECONDED BY:** Deputy Mayor Boe.  
  
**ACTION:** Voice vote was taken and carried. The motion was declared adopted.  
**Ayes:** 3 - Boe, Lonergan and Walker  
**Absent:** 1 - Ibsen

## Briefing Items

- 2. 15-1177** Multigenerational Housing Community  
[Helen Lakeru, Many Lights Foundation; Kathy McCormick, Tacoma Housing Authority; Martha Anderson, Community and Economic Development]  
  
At approximately 4:37 p.m., Helen Lakeru, Many Lights Foundation, provided information on real life stories of individuals, the number of children in the foster care system, adoptive families, and service gaps. She then reviewed the Hope Lights Community, including the purpose, people, location, housing types, relationships, and community concept. Ms. Lakeru provided information

on other successful models, additional information on the proposed Hillside Heights community, and keys for success. Kathy McCormick, Tacoma Housing Authority, reviewed the site location for the proposed Hillside Heights, including density, transportation, nearby amenities, funding sources, and building in phases. Discussion ensued regarding creating strong communities and diversity, mixing family and elder housing, choosing Tacoma for the site plan, work with Tacoma Public Schools, and various ages of children eligible.

3. [15-1179](#) Hilltop Lofts Project Update [Kathy McCormick, Tacoma Housing Authority; Martha Anderson, Community and Economic Development]

At approximately 5:15 p.m., Martha Anderson, Community and Economic Development (CED), and Ms. McCormick provided imagery and background information on the Hilltop Lofts, including area properties, parking, target market, financing, local work force, market-rate units, and mixed-rent establishments. Discussion ensued regarding the prevailing wage rate, types of apartments proposed on the property, light rail locations, remodeling the New Look Apartments, and adding additional floors.

4. [15-1180](#) Analysis of Financing Recommendations from the AHPAG [Carey Jenkins, Community and Economic Development]

At approximately 5:35 p.m., Carey Jenkins, CED, and Elliott Barnett, Planning and Development Services, provided an analysis of financing recommendations, including contingent loan and credit enhancement, in lieu fee calculations, bonus pallets, and final recommendations. Discussion ensued throughout regarding bonds, concerns with the in lieu fee, formula for deciding the final recommendation, urban growth areas, 12-year tax abatement versus an 8-year, and defining a rental unit. Chair Walker requested staff work with Deputy Mayor Boe to review prerequisites.

## Topics for Upcoming Meetings

5. [15-1181](#) November 16, 2105: Heritage Funding Update; Interviews, Landmarks Preservation Commission

Monica Ghosh, City Manager's Office, stated the next meeting is November 16, 2015 with an update on heritage funding and interviews for the Landmarks Preservation Commission. She stated at the December 7, 2015 meeting, the Committee will hear a close out Affordable Housing Policy Advisory Group presentation, and a comprehensive view on Hilltop progress.

## Other Items of Interest

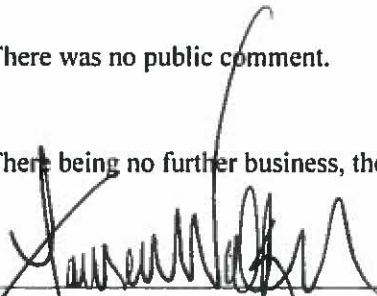
There were no other items of interest.

**Public Comment**

There was no public comment.

**Adjournment**

There being no further business, the meeting adjourned at 6:01 p.m.



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Lauren Walker, Chair



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Nicole Emery, City Clerk's Office

