



# City of Tacoma Community Vitality and Safety Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 248

October 26, 2017

4:30 PM

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Chair Keith Blocker, Vice Chair Marty Campbell,  
Joe Lonergan, Lauren Walker Lee, Ryan Mello (alternate)

Due to technical difficulties, only a portion of the meeting was recorded.

## Call To Order

Chair Blocker called the meeting to order at 4:35 p.m.

**Present:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

## Approval of Minutes

1. [17-1080](#) Approval of the minutes of the June 22, 2017 meeting
2. [17-1079](#) Approval of the minutes of the August 10, 2017 meeting

**MOTION: Council Member Walker Lee moved to approve the minutes of the June 22, and August 10, 2017 meetings.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

## Briefing Items

3. [17-1078](#) Tacoma Community Redevelopment Authority Board Interviews  
[Doris Sorum, City Clerk]

At approximately 4:36 p.m., Doris Sorum, City Clerk, provided background information on current vacancies on the Tacoma Community Redevelopment Authority Board. She noted six members are seeking reappointment and one applicant was unreachable. She stated there are nine positions open and listed the vacated positions. Ms. Sorum stated the Committee will be interviewing four applicants and concluded by reviewing the interview process.

Committee Members interviewed Matthew Schemp, Daniel Montopoli, and Steve Snider, and reviewed written responses from Teresa Colby, Alex Hogan, and Jason Kors.

Discussion ensued regarding the candidates, current composition, and sharing the City's values and equity with the Board.

**MOTION: Council Member Walker Lee moved to recommend the reappointment of Alex Hogan to the "At-Large" designation on the Tacoma Community Redevelopment Authority Board for a two-year term to expire December 31, 2019.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

**MOTION: Council Member Walker Lee moved to recommend the reappointment of Daniel Montopoli to the "Attorney" designation on the Tacoma Community Redevelopment Authority Board for a two-year term to expire December 31, 2019.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

**MOTION:** Council Member Walker Lee moved to recommend the reappointment of Teresa Colby to the “Banking or Financing” designation on the Tacoma Community Redevelopment Authority Board for a two-year term to expire December 31, 2019.

**SECONDED BY:** Council Member Mello.

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

**Ayes:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

**MOTION:** Council Member Walker Lee moved to recommend the reappointment of Steve Snider to the “Banking or Financing” designation on the Tacoma Community Redevelopment Authority Board for a two-year term to expire December 31, 2019.

**SECONDED BY:** Council Member Mello.

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

**Ayes:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

**MOTION:** Council Member Walker Lee moved to recommend the reappointment of Jason Kors to the “Certified Public Accountant” designation on the Tacoma Community Redevelopment Authority Board for a two-year term to expire December 31, 2019.

**SECONDED BY:** Council Member Mello.

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

**Ayes:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

**MOTION:** Council Member Walker Lee moved to recommend the reappointment of Matthew Schemp to the “Certified Public Accountant” designation on the Tacoma Community Redevelopment Authority Board for a two-year term to expire December 31, 2019.

**SECONDED BY:** Council Member Mello.

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

**Ayes:** 3 - Blocker, Walker Lee and Mello

**Absent:** 2 - Campbell and Lonergan

4. [17-1077](#) Proposed Affordable Housing Strategies (Follow-up Discussion from 9/28/17)  
[Daniel Murillo, Housing Division Manager, Community and Economic Development]

At approximately 5:04 p.m., Daniel Murillo, Housing Division Manager, Community and Economic Development, made opening remarks and presented the affordable housing strategies, including an overview and the Tacoma Community Redevelopment Authority (TCRA) funded affordable housing projects that are recently completed and approved. Lauren Flemister, Senior Planner, Planning and Development Services, stated the vision for the affordable housing policy and provided information on the implementation of the Affordable Housing Policy Advisory Group planning work program. She then reviewed a list of planning actions taken/underway. Mr. Murillo stated the follow-up items from the previous Community Vitality and Safety (CVS) Committee meeting are incentivize landlords to accept Section 8 vouchers, consider source of income as a protected class, and expansion of the Accessory Dwelling Unit (ADU) pilot project. Mr. Murillo and Ms. Flemister discussed the staff recommendation on how to expand the ADU applicants.

Ms. Flemister provided an overview of the technical assistance work and its grant, explained the City's goals with description of the program, and noted staff has been heavily involved in the community engagement. She then reviewed the technical assistance tasks and timeline, overall number of affordable housing in Washington and within the Seattle-Tacoma region, income needed, total cost-burdened households, Hilltop cost-burdened households, projected change in rents, and proposed strategies and recommended actions. She then listed the action items on how to increase resources and support greater affordability, how to streamline existing incentives and internal processes, how to support existing Hilltop residents, and how to increase housing opportunities in transit-oriented development. Mr. Murrilo then stated the next steps are to create a citywide internal work group to coordinate and collaborate with all involved parties to better plan the strategies, engage consultants to develop action strategy, bring the Hilltop study to the City Council study session, and then report back to CVS in six months.

Discussion ensued throughout the presentation regarding whether the TCRA gives out grants or loans, return on investments, how much the TCRA allocated last year, remaining grant amount, enhanced bonus fund, market demand on ADUs, piloting ADU projects and its timeline, specific ideas for each action item, origin of the technical assistance grant involvement,



consultation from the technical assistance team to provide an analysis on how it impacts the economy, challenges with gathering studies and analysis with a sensitive timeline, housing prices and fees, the number of residential up-zones, and the CVS timeline for the remaining year.

## Topics for Upcoming Meetings

5. 17-1081 November 9, 2017 - Human Rights Commission Interviews; 2-Year Funding Priorities for HUD Funds; and the Proposed Creation of a Commission on Immigrant and Refugee Affairs  
November 23, 2017 - Cancelled

William Suarez, Committee Liaison, stated the next meeting will be on November 9, 2017, and will include the Human Rights Commission interviews, two-year funding priorities for Housing and Urban Development funds, and the proposed creation of a Commission on Immigrant and Refugee Affairs, and stated the November 23, 2017 meeting has been cancelled.

Discussion ensued regarding adding additional items to the November 9, 2017 meeting.

## Other Items of Interest

There were no other items of interest.

## Public Comment

Public Comment was heard from:

1. Michael Mirra, Tacoma Housing Authority, speaking on affordable housing.
2. Brad Bates, Human Rights Commission, speaking on affordable housing and Homelessness.

## Adjournment

There being no further business, the meeting adjourned at 6:15 p.m.



Keith Blocker, Chair



Sola Wingenbach, City Clerk's Office