



TO: Mayor and Members of the City Council
FROM: Elizabeth A. Pauli, City Manager
COPY: City Council and City Clerk
SUBJECT: Resolution Authorizing the Use of Up to \$10,000 of City Council Contingency Funds for a Comprehensive Review and Mapping of Publicly and Privately Owned Land in the City to Utilize for Affordable Housing to Benefit the Public; and, Directing the City Manager to Execute a Professional Services Agreement Outlining the Scope of Work and Deliverables. – August 22, 2017
DATE: August 9, 2017

SUMMARY:

Resolution authorizing the use of up to \$10,000 of City Council Contingency Funds for a comprehensive review and mapping of publicly and privately owned land in the City, for the purpose of determining which properties could be utilized for affordable housing to benefit the Public; and, directing the City Manager to execute a professional services agreement outlining the scope of work and deliverables.

COUNCIL SPONSORS:

Council Members: Blocker, Ibsen and Walker Lee.

STRATEGIC POLICY PRIORITY:

Developing a comprehensive review and map of properties that could be utilized for affordable housing best aligns with the following City Council's strategic policy priority:

- Ensure all Tacoma residents are valued and have access to resources to meet their needs.

BACKGROUND:

As Tacoma continues to thrive, the cost of living will continue to rise. With increased development, there is significant interest in ensuring equity and continued affordability and resources for our residents while spurring economic development that serves our communities' needs.

Based on conversations originating from the Joint Municipal Action Committee, there is an interest from peer local government agencies in developing a broader strategy to improve coordination and cooperation in deploying and activating real estate assets that will address gentrification in at-risk neighborhoods and ensure U.S. Department of Housing and Urban Development Assessment of Fair Housing principles to ensure community, economic, and environmental benefits in all neighborhoods within the City's borders. Forterra has drafted a proposal to convene a comprehensive review to evaluate properties, create a framework for evaluating opportunities for utilizing publicly- and privately-owned real estate for public benefit, and complete a mapping of properties prime for use to benefit the community.

This proposal will include City of Tacoma data gathering and mapping to provide to Forterra and encourage governmental partners to do the same. Forterra will gather data and map private land resources and combine these with public properties. The initial stage of data gathering and mapping of public and private properties will culminate in recommendations to address at-risk neighborhoods August through December 2017. The outreach, strategies, and recommendations phase will interface with Forterra for use in HUD's required Assessment of Fair Housing in 2018 and 2019. Assessment of Fair Housing training will be provided to Forterra prior to contract start and with stakeholder groups at no cost by the Fair Housing Center of Washington. Forterra's preliminary draft of a scope of work totals \$57,000. As of now



Forterra, Pierce County Council, Metro Parks, and Tacoma Housing Authority have all pledged \$10,000 towards this project.

At the August 8, 2017 Study Session, a Council Consideration Request was shared requesting the City Council formalize the City of Tacoma’s commitment to support Forterra’s efforts by committing up to \$10, 000 of the City Council Contingency Funds to convene a comprehensive review to evaluate properties, create a framework for evaluating opportunities for utilizing publicly- and privately-owned real estate for public benefit, and to complete a mapping of properties prime for use to benefit the community, community wealth building, and increased livability. During the Study Session discussion, there was a consensus of the City Council to forward a resolution for Council consideration authorizing up to \$10,000 of Council’s Contingency Funds for this purpose.

ISSUE:

In order to authorize use of the City Council’s Contingency Funds for this purpose, a resolution must be adopted.

ALTERNATIVES:

The City Council could choose to adopt, modify, or reject the resolution.

RECOMMENDATION:

Council Members: Blocker, Ibsen and Walker Lee recommend adoption of a resolution directing the City Manager to allocate funding in the amount of up to \$10,000 from the City Council Contingency Fund for to convene a comprehensive review to evaluate properties, to create a framework for evaluating opportunities for utilizing publicly- and privately-owned real estate for public benefit, and to complete a mapping of properties prime for use to benefit the community, community wealth building, and increased livability.; and, to direct the City Manager to negotiate a professional services agreement that outlines the scope of work and deliverables for the funding.

FISCAL IMPACT:

If approved, this resolution would authorize the use of up to \$10,000 of the City Council’s Contingency Funding, which is available in the 2017-2018 biennial budget.



EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1030 City Council Contingency Fund	660000	5310100	\$10,000
TOTAL			

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1030 City Council Contingency Fund	660000	6311010	\$10,000
TOTAL			

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: Up to \$10,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes