



# City of Tacoma

## City Council Study Session Minutes

747 Market Street, Tacoma, WA 98402, Council Chambers

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

Webinar Link: [www.zoom.us/j/89496171192](http://www.zoom.us/j/89496171192) Passcode: 896569

**June 06, 2023**

**12:00 PM**

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### Call to Order

Mayor Woodards called the study session to order at 12:00 p.m.

### Roll Call

**Present:** 8 - Blocker, Bushnell, Diaz, Hines, Rumbaugh, Ushka, Walker and Mayor Woodards

**Absent:** 1 - Daniels

Council Member Daniels arrived at 12:01 p.m.

### Briefing Items

1. [23-0574](#) Landlord Tenant Proposed Code Amendment

Council Member Daniels arrived here, at 12:01 p.m.

At approximately 12:01 p.m., Ted Richardson, Strategic Initiatives Program Coordinator, Office of Strategy, introduced ChiQuata Elder, Landlord-Tenant Program Specialist, Office of Equity and Human Rights.

The study session recessed at 12:04 p.m.

the study session reconvened at 12:20 p.m.

This item was continued later in the meeting.

2. [23-0575](#) Tacoma Green Economic Development Strategy

At approximately 12:20 p.m., Pat Beard, Business and Economic Development Program Manager, Community and Economic Development, introduced Ryan Donahue, CEO, of RM Donahue Consulting, LLC. Donahue presented Tacoma's green economic development strategy, including an overview, noting Tacoma is one of the first cities in the nation to adopt a green economy strategy; methodology and definitions; Tacoma's sector

opportunities; strategy, noting evolving existing business, developing green economic skills, and creating new green industries; and the formation of a Green Economy Hub, noting that collaboration is key to strategy success. Beard continued with next steps and recommendations, noting the support from other organizations.

Discussion ensued regarding excitement about the strategy; costs; integrating the Tacoma Anchor Network and Climate Action Plan; engagement with private sectors; funding options; partnership with Good Jobs, Great Cities Academy; and utilizing Tacoma Public Utilities, Joint Base Lewis-McChord, and the Port of Tacoma's relationships.

### 23-0574

#### Landlord Tenant Proposed Code Amendment

At approximately 12:56 p.m., Richardson presented proposed amendments to the Rental Housing Code (RHC), including the Affordable Housing Action Strategy's four objectives, noting the timeline; community outreach; and the Rental Housing Code Stakeholder Advisory Group organizations.

Together, Elder and Richardson outlined proposed changes to the RHC, noting feedback received for each, including changes related to rent increase notices, and provided the feedback received; shared housing standards; standardized screening criteria; fee and deposits standard; relocation assistance; and eviction prohibitions. Debra Casparian, Deputy City Attorney, City Attorney's Office, reviewed options moving forward, including adopting the recommendations, placing an ordinance on November 2023 ballot, and possibilities if initiative is filed and certified.

Discussion ensued throughout regarding Temporary Housing Authority exemptions from rental increase requirement; state and federal requirements of subsidized housing providers; landlord stakeholder event discussions; City run landlord training programs; master lease holder requirements to provide notice; tenant relocation assistance; providing single point of contact for tenants; enforcement mechanisms; rental requirement standards; move-in fees; installment fees; excessive rent increases; timeframe for returning relocation funds; relocation assistance program; data behind rental increases; controlling rental increases; notice for rental increases; City re-payment installments; eviction prohibitions; Landlord Fairness Code; just cause eviction; and eviction versus termination of tenancy.

## Other Items of Interest

3. [23-0576](#) Letter to Wellfound Management

Mayor Woodards presented a draft letter to Wellfound Management urging them to move forward with negotiations to bargain a contract and encouraging them to work with union leadership to ensure safe staffing levels and fully utilize psychiatric beds that best serve our community and allows us to meet the behavioral health challenges we face together. Mayor Woodards stated the letter will be on tonight's agenda.

4. [23-0583](#) Letter of Support - Therapeutic Courts

Deputy Mayor Walker presented a draft letter supporting Tacoma Municipal Court's application for 2024 State funding for therapeutic courts in courts of limited jurisdiction. Council Members have greatly appreciated learning about this innovative approach and are glad to see these exciting programs being developed in our city, and that the letter will be on tonight's agenda.

5. [23-0577](#) Council Consideration Request - City of Tacoma Juneteenth Celebration Sponsorship

Mayor Woodards presented a Council Consideration Request to allocate \$2,500 to sponsor the City's 2023 Juneteenth Celebration, at Tollefson Plaza on June 15, 2023 at 5:00 p.m., noting that the funding will support painting supplies for the mural, advertising, dancing, music, performers, and speakers, as well as tables and chairs needed for the community fair, and that the event will take place at the same time as the Tacoma Art Museum's free Thursday neighborhood night.

6. [23-0584](#) Council Consideration Request - Mitigating Impact of City's Light Rail Investment for Hilltop Street Fair and Stadium Business District Events

Council Member Blocker presented a Council Contingency Request to allocate \$30,000 to support the Hilltop Street Fair and Stadium Business District events, including hiring a consultant to help with safety and logistical concerns due to the transition of the event because of the Hilltop Tacoma Link Extension, and allocating an additional \$10,000 for the 6th Avenue Business District Arts Event, for safety concerns.

7. [23-0592](#) Council Consideration Request - Lifelong Kindergarten's First Tacoma Summer Coding Workshop Series

Council Member Daniels presented a Council Contingency request to allocate \$7,000 to sponsor the Summer Coding Workshop Series hosted by Tacoma Public Libraries, and allow the purchase of 20 iPads. She concluded by stating the Summer Coding Workshop Series will provide a diverse range of young people in Tacoma with the opportunity to explore and learn how to use a new block-based coding app being developed by the Lifelong Kindergarten group at the Massachusetts Institute of Technology Media Lab.

Discussion ensued regarding Tacoma Public Library's budget and hosting event; and the support of younger generations learning the skill of coding.

## Committee Reports

There were no committee reports given.

## Agenda Review and City Manager's Weekly Report

8. [23-0597](#) Weekly Report to the Mayor and City Council, June 1, 2023

City Manager Elizabeth Pauli stated that there are no proclamations, and that no changes are expected to tonight's agenda, and that tonight's meeting includes a public hearing.

## Executive Session - Pending and Potential Litigation

**MOTION: Deputy Mayor Walker moved to convene to an Executive Session pursuant to RCW to 42.30.110(1)(i)(i) and 1(i)(ii) to discuss potential litigation, not to exceed 30 minutes.**

**SECONDED BY: Council Member Ushka.**

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

**Ayes:** 9 - Blocker, Bushnell, Daniels, Diaz, Hines, Rumbaugh, Ushka, Walker and Mayor Woodards

The City Council convened to Executive Session at 3:15 p.m.  
City Attorney Bill Fosbre was present.

The Executive Session concluded, and the study session reconvened, at 3:45 p.m.

## **Adjournment**

There being no further business, the study session was adjourned at 3:45 p.m.

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Victoria R. Woodards, Mayor

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Doris Sorum, City Clerk