



# City of Tacoma

## City Council Agenda

747 Market Street, Tacoma, WA 98402, Council Chambers

Dial: 253-215-8782 Meeting ID: 848 3423 3126

Webinar Link: [www.zoom.us/j/84834233126](http://www.zoom.us/j/84834233126) Passcode: 349099

**July 11, 2023**

**5:00 PM**

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### CALL TO ORDER

### ROLL CALL

### FLAG SALUTE

### MOMENT OF SILENCE

### ITEMS FILED IN THE OFFICE OF THE CITY CLERK

1. [23-0694](#) Minutes of the Government Performance and Finance Committee, March 7, 2023.  
**Attachments:** [GPFMin20230307](#)
2. [23-0699](#) Minutes of the Landmarks Preservation Commission, February 22, 2023.  
**Attachments:** [LPCMin20230222](#)
3. [23-0702](#) Minutes of the Landmarks Preservation Commission, March 8, 2023.  
**Attachments:** [LPCMin20230308](#)
4. [23-0690](#) Minutes of the Tacoma Public Library Board of Trustees, May 17, 2023.  
**Attachments:** [TPLMin20230517](#)

### AGENDA MODIFICATIONS

## CONSENT AGENDA

### PURCHASE RESOLUTIONS

5. [RES41234](#) A resolution awarding a contract to Specialized Pavement Marking, LLC, in the amount of \$683,654.80, plus applicable taxes, plus a 10 percent contingency, for a cumulative total of \$752,020.28, budgeted from the Street Fund, for repainting and maintaining existing roadway striping, including applicable bike lane striping, throughout the City - Specification No. PW23-0111F.  
[Basel Kitmitto, P.E., Project Manager; Josh Diekmann, P.E. PTOE, Interim Director, Public Works]
- Attachments:** [Resolution No. 41234](#)  
[Contract and Award Memorandum](#)

### PAYMENTS

6. [23-0693](#) Date Range - 06/05/2023 to 06/18/2023  
Payroll in the amount of \$20,252,567.19; Payments in the amount of \$28,459,977.00; for a total of \$48,712,544.19.

### PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ANNOUNCEMENTS

7. [23-0709](#) Presentation from the City Manager regarding Systems Transformation, including highlights from the Human Resources and Finance Departments' racial equity action plans.
- Attachments:** [Presentation](#)

### PUBLIC COMMENT

This is the time set aside for public comment on motions, resolutions, and first and final reading of ordinances. Speakers are asked to identify the specific legislation they wish to address. To comment virtually, use the Zoom link or phone number listed at the top of the agenda and press the Raise Hand button near the bottom of your Zoom window or \*9 on your phone; if speaking in person, please sign in at the back of the Council Chambers. Your name or the last four digits of your phone number will be called out when it is your turn to speak.

Written comments may be submitted to [cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org) at least 24 hours prior to the Tuesday evening City Council meeting for the Public Comment period. Comments will be compiled and sent to the City Council and posted on the City's webpage at [cityoftacoma.org/writtencomments](http://cityoftacoma.org/writtencomments).

## REGULAR AGENDA

### RESOLUTIONS

8. [RES41235](#) A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with 4011SPS LLC, for the development of 20 multi-family market and regulated rate rental housing units, located at 4011 South Puget Sound Avenue, in the Tacoma Mall Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director,  
Community and Economic Development]

**Attachments:** [Resolution No. 41235](#)

[City Council Action Memorandum](#)

[Agreement](#)

[Map](#)

[Presentation](#)

9. [RES41236](#) A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with AS10X20 LLC, for the development of 120 multi-family market and regulated rate rental housing units, located at 3243, 3247, and 3251 South Thompson Avenue, in the Lincoln Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director,  
Community and Economic Development]

**Attachments:** [Resolution No. 41236](#)

[City Council Action Memorandum](#)

[Agreement](#)

[Map](#)

[Presentation](#)

- 10. [RES41237](#) A resolution transmitting a ballot measure to the Pierce County Auditor to be placed on the ballot for the General Election on Tuesday, November 7, 2023, which reads:

**CITY OF TACOMA  
CITIZENS’ INITIATIVE MEASURE NO. 1**

Citizens’ Initiative Measure No. 1 concerns enacting rental requirements for landlords and rental rights for tenants.

This measure would require landlords to comply with health and safety laws before raising rent or evicting a tenant; set limits on certain rental fees; require landlords provide two notices to increase rent and offer relocation assistance when the increase is 5% or more; create a defense against certain student/schoolyear evictions, evictions between November 1 and April 1, and evictions against servicemembers, seniors, families and others with protected status under the measure; and provide penalties and enforcement mechanisms.

Should this measure be enacted into law?

Yes . . . . . [ ]

No . . . . . [ ]

[Susan Haigh, Interim City Clerk; Bill Fosbre, City Attorney]

**Attachments:** [Resolution No. 41237](#)  
[City Council Action Memorandum](#)

- 11. [RES41238](#) A resolution transmitting a ballot measure to the Pierce County Auditor to be placed on the ballot for the General Election on Tuesday, November 7, 2023, which reads:

**MEASURES NO. 1 AND 2 CONCERN RENTAL HOUSING CODE REGULATIONS**

Measure No. 1 would require landlords to comply with health and safety laws before raising rent or evicting a tenant; set limits on certain rental fees; require landlords provide two notices to increase rent and offer relocation assistance when the increase is 5% or more; create a defense against certain student/schoolyear evictions, evictions between November 1 and April 1, and evictions against servicemembers, seniors, families and others with protected status under the measure; and provide penalties and enforcement mechanisms.

As an alternative, the Tacoma City Council proposes Measure No. 2, which would repeal and reenact portions of the City’s rental housing code and require landlords to comply with health and safety laws; have a City license before increasing rent or evicting tenants; set limits on rent late fees and pet deposits; require 120 day notice to raise rent; add new regulations for shared housing; standardize screening criteria for tenant income required to qualify for housing, for reviewing tenant’s criminal history and identification.

Should either of these measures be enacted into law?

Yes . . . . . [ ]

No . . . . . [ ]

2. Regardless of whether you voted yes or no above, if one of these measures is enacted, which one should it be?

Measure No. 1 . . . . . [ ]

or

Measure No. 2 . . . . . [ ]

[Mayor Woodards]

- Attachments:** [Resolution No. 41238](#)  
[City Council Action Memorandum](#)  
[Amended Resolution No. 41238](#)

12. [RES41239](#) A resolution directing the City Manager to conduct additional research and outreach on items related to the Rental Housing Code for discussion at the Community Vitality and Safety Committee, and report back to the City Council by the end of 2023 on available data and data gaps, strategies for addressing data gaps, and options for implementing additional protections; and include any amendments that are not adopted as a part of Ordinance 28894 as items to be researched as a part of this resolution.  
[Mayor Woodards]

**Attachments:** [Resolution No. 41239](#)  
[City Council Action Memorandum](#)

## FINAL READING OF ORDINANCES

13. [ORD28894](#) An ordinance amending Chapter 1.95 of the Municipal Code, relating to the Rental Housing Code, to require landlords to comply with health and safety laws; have a City business license before increasing rent or evicting tenants; set limits on late fees for rent and on pet deposits; require 120-day notice to raise rent; add new regulations for shared housing; and standardize screening criteria for the amount of tenant income required to qualify for housing, for reviewing a tenant’s criminal history, and acceptable identification.  
[Mayor Woodards]

**Attachments:** [Ordinance No. 28894](#)  
[City Council Action Memorandum](#)  
[Sponsor Proposal](#)  
[Presentation](#)  
[Proposed Substitute 1](#)  
[Proposed Substitute 2](#)  
[Proposed Substitute 3](#)  
[Proposed Motion 1](#)  
[Proposed Motion 2](#)  
[Proposed Motion 3](#)  
[Amended Substitute Ordinance No. 28894](#)

## UNFINISHED BUSINESS

## **COMMUNITY FORUM**

The purpose of Community Forum is to assist the City Council in making policy decisions. Items of discussion will be limited to matters over which the City Council has jurisdiction. Arguments shall not be made in support of, or opposition to, any matter on this week's agenda. Each person may address the City Council one time only during this forum.

To request to speak virtually, please press the Raise Hand button near the bottom of your Zoom window or \*9 on your phone; if speaking in person, please sign in at the back of the Council Chambers. Your name or the last four digits of your phone number will be called out when it is your turn to speak.

## **REPORTS BY THE CITY MANAGER**

### **COMMENTS AND COMMITTEE REPORTS OF THE CITY COUNCIL**

Infrastructure, Planning, and Sustainability Committee

Community Vitality and Safety Committee

## **ADJOURNMENT**

The City Council may enter into a closed or executive session at any time during an open public meeting as provided by law.

The Tacoma Municipal Building is served by Pierce Transit bus routes. Visit [www.tripplanner.piercetransit.org](http://www.tripplanner.piercetransit.org) to find your route.

The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the City Clerk's Office at 253-591-5505, before 5:00 p.m., on the Monday preceding the City Council meeting. TTY or speech to speech users please dial 711 to connect to Washington Relay Services.

Individuals using language or sign interpreters will be provided additional time when testifying before the City Council.