



City of Tacoma

Community Vitality and Safety

Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 248

September 28, 2017

4:30 PM

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

Call To Order

Vice Chair Campbell called the meeting to order at 4:34 p.m.

Present: 3 - Campbell, Lonergan and Walker Lee

Absent: 1 - Blocker

Briefing Items

1. [17-0973](#) Proposed Affordable Housing Strategies
[Daniel Murillo, Housing Division Manager, Community and Economic Development]

At approximately 4:35 p.m., Daniel Murillo, Housing Division Manager, Community and Economic Development, presented an overview of the proposed affordable housing strategies including present strategies, three short and long-term strategies, and to create a platform to address affordable housing issues. He provided background information with focus on income/employment, availability, and affordability. Mr. Murillo introduced diagrams and charts to show effects on affordable housing, median household income for Puget Sound cities, trends in median household income from 2010-2017, trends in household income compared to housing prices in 2010-2017, rent at key price points with a description of how affordability is becoming out of reach, and a year to year percentage price increase in home prices. He stated the focus of the goal is how to fill the gap between rising housing prices, stagnant wage increases, and growing housing cost burdens. He described the existing program of the Tacoma Community Redevelopment Authority (TCRA) including Affordable Housing Notice of Fundamental Availability, single-family rehab, down payment assistance program, active redevelopment, and a 12-year multi-family property tax exemption program. Mr. Murillo stated who is and who is not the targeted service population and provided options for increasing availability, including

improve existing, build new, provide land, and provide funding. He concluded his presentation with describing in detail the short-term and long-term strategy recommendations to implement.

Discussion ensued throughout regarding the illustration of the income to house comparison chart and what the numbers are based on, an example of a permanent supportive housing site, and a comparison of the Committee Members' previous meetings with staff on affordable housing options to the presentation, including the presentation not reflecting the conversations in the meetings, disagreement on the recommendations, and review of the short and long-term lists.

Public comment was heard from:

1. Michael Mirra, Tacoma Housing Authority
2. Kathy McCormick, Tacoma Housing Authority
3. Connie Brown, Tacoma/Pierce County Affordable Housing Consortium
4. Jeremiah Lafranca, Master Builders Association

Discussion ensued throughout regarding how and who would pay impact fees and property tax for the local housing trust fund. Discussion ensued regarding the affordable housing strategies, including continuing work on the program such as cost, promotions and acceptance of the programs within, city funding, resolutions coming forward in the future, Accessory Dwelling Units Fund, and review of the short and long-term recommendation lists. Discussion continued covering the Housing Trust Fund regarding funding and staffing, effects on housing affordability, and direct impacts such as property tax and permitting. The Committee requested for Mr. Murillo to return with more information on the project.

Topics for Upcoming Meetings

2. [17-0974](#) October 12, 2017 - Proposed Creation of a Commission on Immigrant and Refugee Affairs
October 26, 2017 - Tacoma Community Redevelopment Authority Board Interviews

Vice Chair Campbell, stated the next meeting will be on October 12, 2017, and will include a proposed creation of a Commission on Immigrant and Refugee Affairs, and a continuation of the proposed affordable housing strategies.

Other Items of Interest

There were no other items of interest.

Public Comment

Public comment was heard earlier in the meeting.

Adjournment

There being no further business, the meeting adjourned at 5:27 p.m.



Marty Campbell, Vice Chair



Doris Sorum, City Clerk's Office