



Neighborhoods and Housing Committee Minutes

<http://www.cityoftacoma.org/NH>

Tacoma Municipal Building, Room 248, 747 Market Street, Tacoma, Washington 98402

May 5, 2014

Chair Walker called the meeting to order at 4:33 p.m.

Council Committee Members Present: Boe, Ibsen, Lonergan, and Walker.

Council Committee Members Absent: None.

Chair Walker welcomed everyone to the meeting and asked for introductions.

Approval of April 7, 2014 Minutes

Council Member Lonergan moved to approve the minutes of the meeting of April 7, 2014. Seconded by Council Member Boe. Voice vote was taken and carried. The minutes were declared adopted.

Housing and Foreclosure Trends Panel Discussion

At approximately 4:34 p.m. Carey Jenkins, Housing Programs Manager, Community and Economic Development, stated the purpose of today's meeting is to brief the Committee on the status of housing foreclosures in Tacoma, current efforts to address the problem, and discuss recommendations to resolve challenges going forward. He noted discussions would center on collaborative efforts among local government agencies to include Pierce County and the City of Lakewood, for-profit developers, and non-profit housing agencies. He noted several members involved in the collaborative efforts are in attendance today.

Mr. Jenkins then reviewed a map outlining Tacoma foreclosure activity by zip code, foreclosure rates from the third quarter of 2012 through the first quarter of 2014; changes in median home values from the third quarter of 2012 to the first quarter of 2014; foreclosure mitigation legislation; foreclosure mitigation legislation recommendations for local jurisdictions; and limitations on federal funds.

Mr. Jenkins introduced the following panel members in attendance:

1. Amy Remington, Guild Mortgage;
2. Michael McNeil, Windermere Realty;
3. Craig Nolte, Federal Reserve Bank of San Francisco; and
4. Angeline Thomas, Seattle University School of Law's Foreclosure Mediation and Outreach Project.

Ms. Remington, Mr. Nolte, Mr. McNiel, and Ms. Thomas then commented on trends in their particular areas of expertise. Discussion ensued regarding housing trends, market conditions, how foreclosure affects an area, foreclosure concerns in the near future, banks/financing changes, how foreclosure reduction is being addressed in Tacoma, code enforcement efforts, new laws and resources available, how the City can assist with foreclosure-related efforts, the average number of payments missed prior to a foreclosure beginning, and the Foreclosure Fairness Act.

Council Member Ibsen inquired about adding scoring criteria related to foreclosure prevention policies on Request for Proposals for banking services for the City. Council Member Lonergan requested data on the percentage of foreclosures which are investor homes which are not occupied by the owner.

Topics for Upcoming Meetings

Christina Watts, City Manager's Office, stated the next meeting is May 19, 2014, and tentative topics include the CBS Speaker's Bureau and community clean-ups.

Other Items of Interest

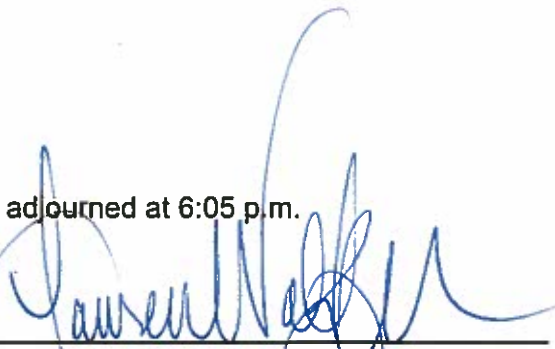
There were no other items of interest.

Public Comment

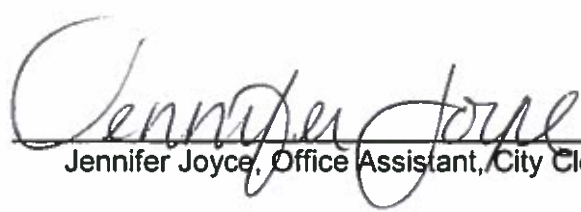
None.

Adjournment

There being no further business, the meeting was adjourned at 6:05 p.m.



Lauren Walker, Chair



Jennifer Joyce, Office Assistant, City Clerk's Office