



# City of Tacoma

## City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

**June 12, 2018**

**12:00 PM**

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### Call to Order

Acting Mayor Mello called the study session to order at 12:06 p.m.

**Present:** 7 - Beale, Blocker, Camarata, Hunter, McCarthy, Mello and Ushka

**Absent:** 2 - Ibsen and Mayor Woodards

### Briefing Items

1. [18-0626](#) Pierce Transit Bus Rapid Transit Project Update

Acting Mayor Mello stated Pierce Transit has requested to remove the Pierce Transit Bus Rapid Transit project update from the agenda and it will come back to study session at a date to be determined.

2. [18-0628](#) Update on the Affordable Housing Action Strategy Process

At approximately 12:07 p.m., Daniel Murillo, Housing Division Manager, Community and Economic Development, introduced Laura Searfoss, Program Director, Enterprise Community Partners, and Kevin Ramsey, Associate Principal, BERK, and made opening remarks. Ms. Searfoss provided an update on the Affordable Housing Action Strategy project, including a timeline, outreach, and engagement activities completed. She reviewed a snapshot of local housing market conditions and needs, themes from outreach activities completed, and creating a supportive environment for successful implementation. She presented four proposed strategy areas, including strategy area no. 1: increase the overall supply of affordable housing opportunities, strategy area no. 2: preserve affordability and improve the quality of the existing affordable housing supply, strategy area no. 3: protect residents at-risk of displacement, and strategy area no. 4: reduce barriers for special populations trying to access housing solutions. Ms. Searfoss provided related actions, timelines, key needs, and implementation considerations for each strategy area, and noted key findings from the modeling market-based incentives for strategy area no. 1.

Discussion ensued throughout regarding strategy area no. 1 and the key findings from modeling market-based incentives. Discussion continued on next steps, provision of information on abandoned houses, strategy area no. 3, the Council Consideration Request relating to the Infill Housing Program, and funding for rental assistance housing programs.

3. [18-0629](#) 2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code

At approximately 1:08 p.m., Brian Boudet, Planning Division Manager, Planning and Development Services (PDS), introduced Steve Atkinson, Principal Planner, PDS, made opening remarks, and provided an overview of the 2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code. Mr. Atkinson stated comments were received at the City Council public hearing on five of the seven applications and provided comment summary pertaining to four of the applications, including South 80th Street planned development business district rezone, car wash uses/vehicle service and repair in neighborhood mixed-use centers, vehicle service and repair: outdoor storage, and commercial view sensitive height methodology. Mr. Atkinson concluded on next steps.

Discussion ensued throughout regarding the car wash uses/vehicle service and repair in neighborhood mixed-use centers. Discussion continued on vehicle service and repair: outdoor storage, presenting multiple exhibits separately in the future, and the commercial view sensitive height methodology.

## Other Items of Interest

4. [18-0630](#) Council Consideration Request - Infill Housing Program Direction

Council Member Beale stated he is proposing a Council Consideration Request (CCR) relating to the Infill Housing Pilot Program to start working on a framework to develop permanent allowances for various infill housing and looking at expediting the timeline in order to be responsive to the affordable housing crisis and alternative housing needs.

Discussion ensued regarding the CCR placing the Infill Housing Pilot Program as a higher priority and accelerating the work that is already being done, the intent and process of the CCR, and an assessment of the infrastructure cost.

## Committee Reports

Acting Mayor Mello stated at the Pierce Transit Board meeting, they received

a briefing on the locally preferred alternative for the Bus Rapid Transit project. He further stated the Pierce Transit Board timeline is to consider and approve the locally approved alternative at the July meeting. The Board also moved forward a feasibility study for a passenger-only fast ferry system between Tacoma and Seattle.

## Agenda Review and City Manager's Weekly Report

5. [18-0536](#) Weekly Report to the City Council, June 7, 2018

City Manager Pauli stated there are no ceremonials and no substantive changes to tonight's agenda, however, there are two items with minor title changes, adjusting the start date on the appointment of the Director of the Community and Economic Development Department, and the number of full-time equivalent positions within the Tacoma Firefighters Local 31. She further stated on June 28, 2018, the Community Vitality and Safety Committee is scheduled to hear the tenant's rights code amendment proposals as well as an analysis of relocation assistance options for the Council.

## Adjournment

On proper motion, the study session was adjourned at 1:58 p.m.



Victoria R. Woodards, Mayor



Doris Sorum, City Clerk