



City of Tacoma

City Council Study Session Minutes

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

Webinar Link: www.zoom.us/j/89496171192 Passcode: 896569

March 23, 2021

12:00 PM

Call to Order

Mayor Woodards called the study session to order at 12:03 p.m.

Roll Call

Present: 8 - Beale, Hines, Hunter, McCarthy, Thoms, Ushka, Walker and Mayor Woodards

Absent: 1 - Blocker

Deputy Mayor Blocker arrived at 1:30 p.m.

All Council Members participated virtually.

Briefing Items

1. [21-0287](#) Equity in Contracting

This item was not addressed.

2. [21-0289](#) Home in Tacoma Public Review

At approximately 12:04 p.m., Jacques Colon, Tacoma 2025 Strategic Manager, Media and Communications Office, provided opening remarks on the Home in Tacoma Project review, including an explanation of the project and the Affordable Housing Action Strategy (AHAS) objective related to 'more homes for more people'. Brian Boudet, Planning Division Manager, Planning and Development Services (PDS), reviewed objectives related to City Council guidance on the Planning Commission's preliminary recommendations and housing growth scenarios, the phased approach to policy development, and the goal of the two proposals. Elliott Barnett, Senior Planner, PDS, reviewed the goal related to housing supply, affordability, and choice; the Home in Tacoma proposals, noting enabling missing middle housing, updating design standards, and strengthening anti-racism and anti-displacement policies and programs related to affordable

housing; an overview of engagement methods and themes of responses. He concluded by introducing the stakeholders who were consulted, including Alyssa Torrez, Member, Planning Commission and Housing Equity Taskforce (HET); Michealea Lemons, Chair, Human Rights Commission and HET; Reggie Brown, Owner, Louis Rudolph Homes; and Julia Jones, Associate, Root Policy Research.

Ms. Torrez presented the Planning Commission's work and recommendations, noting an equity focus, community outreach and feedback, and the request for City Council input. Ms. Lemons reviewed the HET focus and discussions, community survey, and a need for continued outreach in Phase 2 of the project. Mr. Brown reviewed historic racist housing policies and practices and ways to expand options. Mr. Barnett outlined the proposal for more diverse housing types in all neighborhoods, noting the proposal to replace the single-family land use designation with two new missing middle housing land use designations; sample images of allowed housing types; an overview of the proposed missing middle design principles; an explanation of low-scale and mid-scale residential categories; the objective to provide more housing in walkable, transit-served, and complete neighborhoods; the two housing growth scenarios, known as Evolve and Transform; and the housing growth scenarios interactive map. Ms. Jones reviewed the possible impacts of different housing policy decisions on housing types and costs of renting and home ownership; and additional steps needed to support affordable housing. Mr. Barnett reviewed the proposed Home in Tacoma package, noting the Housing Action Plan, near-term code changes, Comprehensive Plan policy changes, the State Environmental Policy Act determination, and staff report; opportunities for community input, noting a Public Hearing on April 7, 2021; and a request for City Council direction.

Discussion ensued regarding the timeline, the City Council's role, design standards, how proposed changes apply to different areas under the two scenarios, supporting documents available on the City website at cityoftacoma.org/homeintacoma, the importance of noting equity and anti-racist transformation in future policies, future planned transit corridors, street frontage standards, floor-area ratio and lot coverage requirements, parking requirements, improving education and outreach efforts, disproportionate impacts in lower income areas, the history of racist housing policies and its impact on all residents, community concerns and feedback, allowed building types and heights, previous City Council discussions and policies, infrastructure impacts, speed of changes, growth and affordability, support for low-scale residential, how development might look, scope and timeline of changes, size of single-family homes, preserving existing affordable housing, livability, public perceptions, and examples of past projects.

Deputy Mayor Blocker arrived here, at 1:30 p.m.

Discussion continued regarding public input and support, and next steps.

3. [21-0296](#) House Bill 1590

At approximately 1:41 p.m., Jeff Robinson, Director, Community and Economic Development, presented an update on affordable housing funding under House Bill 1590, including a brief overview of the legislation; eligible activities; alignment with AHAS; sales tax impacts and projected revenue; project profiles, noting Mercy Senior Housing, Rise on 19th, YWCA Home at Last, Arlington Youth Campus, Hilltop Lofts, and the Korean Women's Association 15th and Tacoma; a synopsis of project profiles, noting the City's investments, and leveraged funding expected under a new sales tax and estimated units that could be funded annually; a list of projects in the pipeline; other potential investment opportunities; potential next steps and bonding prospects; bonding opportunities and responsiveness; key elements of the proposed ordinance; strategic spending plan elements; and a timeline of next steps.

Discussion ensued regarding the proposed ordinance on tonight's meeting agenda; refurbishing foreclosed, fallow, and derelict homes; opportunities to use American Rescue Plan Act funds; AHAS program goals; the City Council's role to review or approve the strategic spending plan; accountability; a proposed amendment to assign the program to a City Council Standing Committee; clear communication about short, medium, and long range efforts related to housing; and opportunities for Council Members to sign on as ordinance sponsors.

4. [21-0290](#) Systems Transformation

This item was not addressed.

Other Items of Interest

5. [21-0291](#) Council Consideration Request - Gun Violence Prevention

This item was not addressed.

Committee Reports

There were no committee reports given.

Agenda Review and City Manager's Weekly Report

6. [21-0292](#) Weekly Report to the Mayor and City Council, March 18, 2021

City Manager Elizabeth Pauli stated there is one presentation on tonight's agenda related to the systems transformation update, that no changes are expected to tonight's agenda, and that a Committee of the Whole special meeting will be held at 3:00 p.m.

Closed Session - Labor Negotiations

MOTION: Deputy Mayor Blocker moved to convene to Closed Session pursuant to RCW 42.30.140(4)(a and b) to discuss labor negotiations, not to exceed 30 minutes.

SECONDED BY: Council Member Thoms.

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

Ayes: 9 - Beale, Blocker, Hines, Hunter, McCarthy, Thoms, Ushka, Walker and Mayor Woodards

Adjournment

On proper motion, the study session was adjourned at 2:22 p.m.

The Closed Session was held after adjournment of the study session.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk