



# City of Tacoma

## City Council Study Session Minutes

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

Webinar Link: [www.zoom.us/j/89496171192](http://www.zoom.us/j/89496171192) Passcode: 896569

**June 22, 2021**

**12:00 PM**

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### Call to Order

Mayor Woodards called the study session to order at 12:04 p.m.

### Roll Call

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

**Absent:** 1 - McCarthy

All Council Members participated virtually.

### Briefing Items

1. [21-0613](#) Heal the Heart Update

At approximately 12:05 p.m., Mayor Woodards provided opening remarks regarding Heal the Heart of Tacoma and the City Council's commitment to systems transformation, and introduced Patricia Coleman and Annie Jones-Barnes, Principal Consultants, Coleman and Associates. Together, Ms. Coleman and Ms. Jones-Barnes introduced Keysha-Rae Cooper, Marquis King Mason, Vanna Sing, Chris Tubig, and Rabbi Bruce Kadden, Members, Heal the Heart of Tacoma Core Coordinating Team (CCT); and presented an update on the CCT's activities, including top areas for systems transformation; and Phase I accomplishments, noting creation and adoption of a charter, establishing Transformation Teams, creating a public profile on social media, disseminating a public statement in response to the Washington State Attorney General's report on the Manuel Ellis case, endorsing support and designating liaisons to work with other groups, and designing and planning healing circles. They concluded with recommendations for Phase II, including adopting a power sharing agreement, adopting and becoming trained in a model for community reconciliation, conducting research and analysis, building infrastructure to increase Heal the Heart of Tacoma's capacity, identifying resource partners and subject matter experts, and continuing to establish Transformation Teams. Together, the CCT members further presented on their efforts, including appreciation for the work by Coleman and Associates, the diverse makeup of CCT members, the

importance of accountability to the community, a request for continued support and resources for the CCT and Transformation Teams, the importance of communication, work to add representation from the Native community, and next steps for the CCT.

Discussion ensued regarding appreciation for CCT members, responding to the request for support, ensuring a clear path of communication between the CCT and the City Council, previous reconciliation and healing work in the Eastside community, the status of the Coleman and Associates contract, and a suggestion for quarterly updates.

2. [21-0614](#) Homelessness Update

At approximately 12:40 p.m., Linda Stewart, Director, Neighborhood and Community Services, provided opening remarks regarding the City's efforts related to homelessness, and introduced Reid Bennion, Lead Budget Analyst, Office of Management and Budget; Felicia Medlen, Housing Division Manager, Community and Economic Development (CED); and Jeff Robinson, Director, CED. Ms. Stewart presented updates on homelessness, including an overview; development of a five-year homelessness strategy, noting the timeline, exploring ideas and refining actions in alignment with the Affordable Housing Action Strategy (AHAS) and Pierce County's strategic planning efforts, and plans to operationalize the plan from October 2021 through December 2026; engagement details, noting virtual engagement workshops, ensuring representation from Black, Indigenous, and People of Color (BIPOC) and LGBTQ+ community members and those with lived experience, neighborhood and business district perspectives, and presenting results in September 2021; connection to the AHAS, noting innovative low-cost housing solutions, creating a range of resources for households experiencing a housing crisis, and creating stronger alignment with other agencies; plans to establish a site similar to the Temporary Emergency Micro-Shelter (TEMS) model at South 69th Street and Proctor Street, noting a timeline of activities and responses to community concerns; and transition of the young adult shelter at the Beacon Activity Center.

Mr. Bennion presented the American Rescue Plan Act (ARPA) spending objectives, including the City's direct funding of \$61 Million; and proposed ARPA distributions by priority area, noting affordable housing and homelessness elements. Mr. Robinson presented on an immediate need for property acquisition, including a description of the Comfort Inn building located at South 86th Street and Hosmer Street, acquisition steps, financing contingency and funding sources, a timeline, the proposal to transition the building to permanent affordable housing, and estimated costs. Mr. Bennion further presented a summary of affordable housing and homelessness

allocations of \$9.3 Million, noting immediate needs and other items for consideration; and a schedule of upcoming presentations related to proposed ARPA distributions. Ms. Stewart concluded with a summary, noting the five-year homelessness strategy, engagement and outreach, alignment with the AHAS, responsiveness to community concerns, and working with providers to ensure continuity of young adult shelter services.

Discussion ensued regarding TEMS model successes and options to add more sites; young adult shelter services, mitigation efforts, and alternatives; existing and future site locations, time frames, and extension options; costs to add shelter beds; Tacoma Housing Authority project delays; updates on low-barrier entry site options; the City's relationship with the Low Income Housing Institute (LIHI); the Comfort Inn site, noting the intent for it to serve as a shelter for two years and then as permanent affordable housing, LIHI's ownership, funding sources, operations, protecting the City's investment, and options for covenants or other restrictions on the property; area median income rates; the City's strategy to increase shelter beds in the near term and provide more affordable housing in the long term; options to prioritize resources for the BIPOC community; COVID-19 vaccination rates in the homeless population; increasing shelter capacity; the difference in requirements under the Emergency Declaration compared to existing regulations; opportunities to add affordable housing units; and the need to communicate about success stories and the different types of sites.

## Other Items of Interest

### 3. [21-0617](#) Council Action Memorandum - Multi-Family Housing Tax Exemption and Equity Index

Council Member Hines presented a proposed ordinance amending Tacoma Municipal Code Chapter 6A.110 to eliminate eight-year Multi-Family Property Tax Exemptions (MFTE) in residential target areas completely designated as "very high" opportunity based on the City's Equity Index, noting average median income rates and housing unit costs, possible impacts of the proposed changes, feasibility of development in high opportunity areas if affordable housing and inclusionary zoning requirements are in place, how the eight-year and 12-year MFTE has been used, impacts of State legislation, and goals for the proposed revisions.

Discussion ensued regarding equity, previous City Council discussions about the MFTE program, possible changes at the State level, other factors related to affordable housing and development, the competitive housing market, impacts of development, community concerns, the need for housing in all areas of the City to address housing shortages, function of the MFTE as a development tool, the need for other affordable housing incentives, and the

goal for new affordable housing in every part of the City.

4. [21-0618](#) Manuel Ellis Investigation Update

Fred Scruggs, Assistant Chief, Tacoma Police Department, presented an update on the Manuel Ellis investigation, including updates from the Washington State Attorney General's Office, the open records requests with the Pierce County Medical Examiner's Office and the Pierce County Sheriff's Department, and the process to review and summarize documents received to date.

## Committee Reports

There were no committee reports given.

## Agenda Review and City Manager's Weekly Report

5. [21-0619](#) Weekly Report to the Mayor and City Council, June 17, 2021

City Manager Elizabeth Pauli stated there is one ceremonial on tonight's agenda, recognizing Carla Santorno, Superintendent, Tacoma Public Schools, as well as a systems transformation update; that no changes are expected to the agenda; and that Virtual Forum will be held after tonight's meeting.

## Executive Session - Review the Performance of a Public Employee

**MOTION: Deputy Mayor Blocker moved to convene to an Executive Session pursuant to RCW 42.30.110(1)(g) to review the performance of a public employee, not to exceed 30 minutes.**

**SECONDED BY: Council Member Thoms.**

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

**Ayes:** 8 - Beale, Blocker, Hines, Hunter, Thoms, Ushka, Walker and Mayor Woodards

**Absent:** 1 - McCarthy

The City Council convened to Executive Session at 2:15 p.m.

The Executive Session concluded, and the study session reconvened, at 2:37 p.m.

## **Adjournment**

On proper motion, the study session was adjourned at 2:37 p.m.

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Victoria R. Woodards, Mayor

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Doris Sorum, City Clerk