



## WEEKLY REPORT TO THE CITY COUNCIL

May 2, 2019

Members of the City Council  
City of Tacoma, Washington

Dear Mayor and Council Members:

### ITEMS OF INTEREST

1. **Awards for Tacoma Businesses** - Community and Economic Development Director Jeff Robinson forwards the following information related to two Tacoma companies that were honored at the Seattle Business Magazine's 2019 Washington Manufacturers Awards on April 23<sup>rd</sup>:
  - **Techni-Grip was awarded the Silver Medal for Innovator of the Year** - Techni-Grip manufactures precision grip components that streamline manufacturing processes at its South Holgate Street facility. The company filed its first patent in 2000 and is highly regarded for its innovative engineering that improves quality, streamlines processes and lowers costs.
  - **Debbie Lee, CEO of Tool Gauge and Machine Works, was named Executive of the Year, in the Large Company category.** Tool Gauge, an aerospace components manufacturer, is in the midst of a significant expansion at their South Adams Street campus. Since announcing the project in 2018, the company has grown from 133 employees to 157. A new 88,000 square foot plant is being constructed and new high tech robotics and cobotics are being acquired that will allow workers to perform higher level jobs while automation handles repetitive tasks.

Additional information can be found at:

<https://www.seattlebusinessmag.com/manufacturing/winners-seattle-business-magazines-2019-washington-manufacturing-awards>

2. On Thursday April 25<sup>th</sup>, Community and Economic Development Department partnered with the Vietnamese Consul General's Office in San Francisco, the World Trade Center and the Washington State Department of Commerce, to host a 3 hour long **"Vietnam Meets Washington" event**. Approximately 75 people attended the event, including investors from Vietnam interested in Washington State. Jeff Robinson did a presentation on Tacoma and the advantages and opportunities of investing here. The afternoon also included a presentation on lessons learned by a company currently involved in a foreign direct investment project in Tacoma from Vietnam.

3. **Tacoma's new ADU regulations are in effect** - On March 19, 2019, the City Council passed Ordinance No. 28576 enacting a package of changes to the City's Accessory Dwelling Unit (ADU) regulations. ADUs are an infill housing option intended to provide flexibility to homeowners and increase the variety of housing options and price points, consistent with neighborhood scale and patterns. The City is now welcoming ADU permit applications under the new regulations, which took effect on Wednesday, May 1, 2019. A new *Accessory Dwelling Units Design Guide* and an updated *ADU Tip Sheet* are now available to help answer questions.

To learn more, visit [www.tacomapermits.org/accessory-dwelling-units](http://www.tacomapermits.org/accessory-dwelling-units) or [www.cityoftacoma.org/DADU](http://www.cityoftacoma.org/DADU).

4. **Sound Transit is accepting public comments**, through May 1, 2019, on **route and station alternatives as well as topics associated with the Tacoma Dome Link Extension project that should be studied in the Environmental Impact Statement (EIS) process**. City Manager Elizabeth Pauli has submitted the attached letter of comments representing the concerns and suggestions of City staff, as well as community, commissions and Council input. The City Council is scheduled to review the subject at the June 11<sup>th</sup> Study Session. That evening the Council will consider adopting a resolution to forward its recommendations for the Sound Transit Board's consideration in July when they finalize the scope of work for the EIS.
5. The **agenda for the May 8<sup>th</sup> Public Utilities Board meeting** is attached for your information.

#### **STUDY SESSION/WORK SESSION**

6. The **City Council Study Session** of Tuesday, May 7, 2019, will be held in Room 16 of the Tacoma Municipal Building North, at Noon. Discussion items will include: (1) **2018 Year-End and 2019 First Quarter Financials and 2019 Reappropriation Process**; (2) **Review Proposed Six-Month Tideflats Interim Regulations Extension Public Hearing Testimony**; (3) **Other Items of Interest**; (4) **Committee Reports**; and, (5) **Agenda Review and City Manager's Weekly Report**.

At Tuesday's Study Session, Office of Management and Budget staff will present the **2018 Year-End and 1<sup>st</sup> Quarter 2019 Financial Report**, as well as provide a briefing on the 2019 reappropriation process.

As a second item on the Study Session agenda, Planning and Development Services staff will provide the City Council an **overview of the comments shared at the public hearing on the Tideflats Interim Regulations**. The public hearing was conducted at the City Council meeting on April 23, 2019, on the potential reauthorization and six-month extension of the Tideflats Interim Regulations. The first reading of the proposed extension ordinance will be on the May 14<sup>th</sup> Council meeting agenda.

7. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendars** are attached for your information.

### **COUNCIL AGENDA**

8. Neighborhood and Community Services presented a **proposal for Council consideration to use \$1.6M in Capital funding to support the Tacoma Rescue Mission expansion of 50 shelter beds by the end of 2019**. This information was included in the April 16 Homelessness Program Update at Study Session, and presented in detail during the April 30 Study Session. Staff will seek Council authorization of the funding agreement during the May 7<sup>th</sup> Council meeting.

Council previously authorized the use of this funding to support Phase III of the Homelessness Emergency Declaration response, for short-term transitional housing. Staff research has determined that transitional housing is not financially feasible or sustainable, and is recommending reprogramming this funding to support the shelter expansion project. The shelter expansion project will utilize an existing building located at the current Tacoma Rescue Mission site, 425 South Tacoma Way, by transitioning a warehouse and storage facility for use as a permanent shelter. The renovated building will provide additional temporary shelter for adults (men, women, and couples.) In response to Council inquiry during the April 30<sup>th</sup> Study Session about the Tacoma Rescue Mission location, NCS is providing the attached aerial map. Staff will speak to the outreach strategy to be activated upon Council authorization of the funding agreement during the May 7<sup>th</sup> Council consideration of this request.

### **COUNCIL REQUESTS/INQUIRIES**

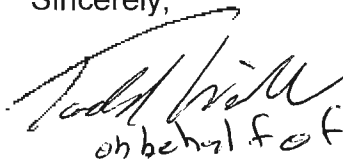
9. Police Chief Don Ramsdell provides the attached **Tacoma Police Hiring and Recruiting Update for your information, which includes statistics and efforts to seek diversity in hiring**.

10. Councilmember Hunter recently requested information about **utilization of Community Development Block Grant/Emergency Shelter Grant (CDBG/ESG) resources**, including comparison of “operations” to “personnel” costs and general performance measures. The Director of Neighborhood and Community Services Director Linda Stewart provides the attached report.
11. Recently Council Member Beale requested some information related to the **City’s contract with Positive Interactions** and additional information about this service provider. In addition, he requested a **comprehensive view of the drug treatment industries and homeless services that the City contracts for**. Neighborhood and Community Services provided the attached response.
12. The Community and Economic Development Department provides the attached **summary of the Multifamily Property Tax Exemption program for the last ten years and a spreadsheet with all of the backup data on the projects**. The department does not have any data on parking spaces created or the number of properties that have been sold.

#### **MARK YOUR CALENDARS**

13. **You have been invited to the following events:**
  - **Tacoma Vet Center Honor & Appreciation Event to honor our Vietnam Veterans on Friday, May 3<sup>rd</sup>, 11:00 a.m. to 2:00 p.m., at 4916 Center Street, # E.**
  - **Safe Streets 30<sup>th</sup> Anniversary Gala on Saturday, May 4<sup>th</sup>, 5:30 p.m., at the Hotel Murano, located at 1320 Broadway.**

Sincerely,



on behalf of

Elizabeth A. Pauli  
City Manager

EAP:crh  
Attachments



City of Tacoma  
City Manager

May 1, 2019

Elma Borbe  
Sound Transit  
401 South Jackson Street  
Seattle, WA 98104

RE: Tacoma Dome Link Extension – Scoping Comments

Dear Ms. Borbe:

Development of the Tacoma Dome Link Extension (TDLE) is a landmark investment for Tacoma and for the Puget Sound region. Communities in the South Sound have been waiting for completion of the LINK “Central Spine” since before ST2. This project will finally connect that spine to the second largest city in the Puget Sound and with the comprehensive web of transportation options that weave the South Sound together and with destinations far beyond.

In recognition of the importance and the City of Tacoma’s role in the successful delivery of the project, we offer the following comments for your consideration during the project’s Environmental Impact Statement (EIS) process.

The City Council is expected to take legislative action in late May or early June 2019 to forward its comments and recommendations to the Elected Leadership Group and the Sound Transit Board. In anticipation and support of the policy-level action of the City Council, which will include specific recommendations on station options that should move forward, our comments are mainly focused on technical issues that should be studied in the EIS process, representing the concerns and suggestions of City staff, as well as community, commission and Council input. In addition, we are also highlighting some of the City’s core values we believe are essential to shaping the TDLE project in a manner that will maximize its potential for connecting our region. Comments are numbered for easy reference and not listed in any particular order of importance.

#### **A. Core Values**

- 1. Destination City** – Tacoma is the second largest city in the Puget Sound Region. It is recognized as a Metropolitan City in the Puget Sound Regional Council’s Vision 2040 regional growth strategy, which is the top-tier of its regional designations and an area responsible for absorbing a major share of the population and employment growth of the region. The Dome District is within the City’s Downtown Regional Growth Center, which is designated both locally and regionally as a focus for growth and a major destination within the region. For example, the Tacoma Dome is the largest indoor venue in the state of Washington. In 2017, eight of the top 25 North American tours and five of the top 25 worldwide tours played the Dome. The draw of the Tacoma Dome is just one example, but it alone demonstrates Tacoma’s unique status along the TDLE corridor. As a destination for the region, the state and, in fact, world, we would miss the mark if we did not develop the TDLE in a way that supports the visitor or commuter in feeling that they have arrived at a “place”, versus simply passing

through. We would like to work with Sound Transit in consciously exploring, designing and incorporating elements that achieve this sense of destination and place.

2. **Equity** – The Equity and Empowerment Framework, adopted by the City Council in 2014, makes equity a consistent guiding principle across City services and policies. Equitable service delivery to residents and visitors is a chief goal of the framework. Equity is also one of the core values identified in *Tacoma 2025*, the City's Ten-Year Citywide Strategic Plan and Vision adopted by the City Council in 2015. The City supports equitable access to transit and improved access to job centers, consumer amenities and public services. We are aware that Sound Transit is also committed to equity in its service delivery – including maximizing transportation affordability and targeting investment in underserved communities to improve access. We are not only committed, but obligated, to use an equity lens in the development of the TDLE to ensure that its benefits are available to and reach a diversity of populations in our community.
3. **Economic Development** – The City of Tacoma is recognized and expected to serve as a Regional Growth Center for the healthy and sustainable growth of the Puget Sound. In responding to the many challenges and opportunities associated with such growth, the City and the community have consciously made “Economic Vibrancy and Employment” one of our strategic focus areas, as specifically called out in *Tacoma 2025*. We value the light rail extension as a complement and catalyst for economic development. We support Sound Transit's consideration of economic development as a critical factor and ensuring station locations and the connections between those locations support and promote the economic vitality of our region and City.
4. **Connections** – The vision of Tacoma's Transportation Master Plan (TMP), an element of the *One Tacoma* Comprehensive Plan, is a sustainable community with many residents, businesses and visitors who have various transportation needs and priorities. The City is strategic in how it plans its transportation system with an emphasis on carrying the people and goods that foster Tacoma's culture, character, and competitiveness. The transportation system offers multimodal travel options that provide safe access for all users and neighborhoods, encourage healthy living and protect the environment. The TDLE will, without doubt, become a major connection in this vision and, as such, must be consistent with the TMP and the *One Tacoma Plan*.
5. **Urban Fabric** – Transit is recognized today as more than transportation. We look to major cities across our nation for examples of how transit has contributed to and is an integral component of communities that are a tight weave of housing, jobs, entertainment, recreation, services and other qualities of life. We envision the TDLE as a major contributor to that fabric in our community, particularly in the Tacoma Dome Station area where transit-oriented development is occurring at an unprecedented pace. We have a vision for the Dome District as a Transit-Oriented Development hub and a growing, regional Entertainment District (*Tacoma 2025, One Tacoma Plan, South Downtown Subarea Plan*). It is important that the Dome District be viewed as a dense, mixed-use urban area with destination entertainment venues and a high potential for housing development rather than solely as a transit corridor/hub. As indicated previously, the City continues to have concerns about the aesthetic, noise, development and economic impacts associated with a fully elevated corridor, particularly as it travels into Tacoma's Downtown – in this area in particular, these types of significant infrastructure investments must fit within the already well-established urban

fabric as this is not a place that can be redesigned around the infrastructure. In that vein, the “cut-and-cover” and the “over-the-Sounder” alternatives to the elevated stations and alignments as currently presented that were brought up by participants at Sound Transit’s community workshops, by City staff, and by the Mayor, represent design alternatives that could contribute to the urban fabric of our community and are worthy of further examination. If there are other design alternatives that similarly balance the needs for efficient, convenient transit service while supporting dense, transit-oriented development in a developed urban environment, they should also be explored. Sound Transit must underscore the importance of this factor – integration with and strengthening the existing and planned high-density urban environment – to frame the development of the TDLE.

6. **Multi-Jurisdictional Partnership** – “Partnerships” is also one of the core values and guiding principles identified in *Tacoma 2025*. We are committed to the continuous collaboration with Sound Transit and other jurisdictions and agencies involved in and affected by the TDLE project. In particular, the City applauds Sound Transit’s efforts to date and encourages continued close coordination with the Puyallup Tribe of Indians, one of our most significant partners. Additionally, the City of Tacoma, the Port of Tacoma, and the Puyallup Tribe have entered into a multi-jurisdictional partnership, along with the City of Fife and Pierce County, to develop a subarea plan for the Tideflats area. This plan will refine the land use and transportation assumptions for the areas surrounding the Tacoma Dome, East Tacoma and Fife Stations. We encourage Sound Transit to work closely with the City to account for this planning effort in the development of the TDLE project.

## **B. Technical Issues**

Through the upcoming environmental review and project design phase, the following specific issues deserve in-depth analysis and special consideration:

### **1. Safety**

- a. Transportation safety should be included as an evaluation criterion for all alternatives. The impact of any at-grade crossings, in particular, should be considered. The draft EIS should also describe the improvements which will be made to the roadway network to enhance safety.
- b. Analyze the potential for this infrastructure facility to create new opportunities for blight and undesirable or criminal activities, and potential Crime Prevention Through Environmental Design (CPTED) options and/or other mitigations that could reduce this potential.

### **2. Equitable Access**

- a. Analyze the impacts on equitable access to job centers, consumer amenities and public services.
- b. Access to and from the new stations must be convenient and safe for all residents, employees and visitors. Both of Tacoma’s station locations will require significant analysis and consideration for access, including the proposed East Tacoma Station as it is separated from many of the surrounding destinations by existing infrastructure barriers (Interstate 5, Sounder corridor, etc.)

### **3. Development Potential**

- a. The process must include evaluation of factors relative to how this transit investment can be developed in a manner that is most supportive of economic development, and particularly transit-oriented development, to include maximizing future development potential, avoiding the creation of remnant parcels, and avoiding impacts which may reduce practical or permissible future development due to building offsets, maintenance and constructability concerns, fire and life safety, or related issues.
- b. Analyze route, station locations, and design alternatives to identify options that maximize the potential for dense urban, mixed-use and entertainment developments and minimize the loss of property otherwise available for development, particularly in the Dome District.
- c. Ensure that the station design is integrated into a land use and transportation environment which is significantly denser than the current environment, particularly in the East Tacoma Station area.
- d. The environmental review process must include an examination of consistency with regional transportation and land use plans and the City's adopted policies and plans, including the *One Tacoma* Comprehensive Plan and some of its elements that are most relevant to the projects, such as the Transportation Master Plan and the South Downtown Subarea Plan.

### **4. Visual, Noise and Urban Design Impacts**

- a. Analyze potential visual and urban design impacts, including impacts associated with shading, effects on trees and vegetation, the use and quality of urban public space, obstructing views (especially water views) from planned and future development, the potential for obscured store-fronts and increased signage costs, more difficult access, the potential to physically and psychologically "divide" these neighborhoods, and the potential to limit roadway operations and streetscape design flexibility over time.
- b. Analyze the possible noise and air pollution and evaluate design options and/or mitigations to eliminate or reduce such impacts.

### **5. Archaeological and Cultural Elements**

- a. This corridor passes through areas in close proximity to known culturally significant areas, archaeological sites and designated historic structures, as well as areas that are considered to have a high probability of containing archaeological sites. The environmental review should include an in depth analysis of known elements, potential discoveries and impacts.

### **6. Street Networks**

- a. For the East Tacoma Station, the community noted significant opportunity to reconfigure the existing City street network to enhance the safety and efficiency of access to the project. The City anticipates that some of these reconfigurations may be necessary to adequately provide access to the East Tacoma Station, and that some preliminary design may be required to adequately evaluate the strategies for providing traffic circulation to and from the station.
- b. In the East Tacoma Station area, analyze the impacts to traffic flow on the Portland Avenue corridor, including the impact on freight transportation.



- c. The Transportation Master Plan designates Portland Avenue as a corridor which is important to many modes of transportation, including high-capacity transit and bicycling. Please ensure that the environmental analysis addresses how the alternatives will support the goals in the City's *One Tacoma* Comprehensive Planning documents. The analysis should address how the designs will integrate with the planned modal priorities along Portland Avenue, including how the proposed station will facilitate connections to future high-capacity transit service and how the station location and design will facilitate connections to the surrounding community via active modes of transportation.
- d. The community workshops identified a need to make enhancements in the vicinity of the East Tacoma Station to address the current lack of active transportation facilities. A representative example is the need to improve connections from the proposed station locations to the community which will be most served by the new station, which is on the opposite side of Interstate 5, and the idea that a new pedestrian bridge from the station area to the casino area could address some of this need. The environmental analysis should discuss how the station will integrate with active transportation facilities on Puyallup Avenue, Bay Street, Portland Avenue, L Street, and a potential new bridge over Interstate 5.
- e. We encourage Sound Transit to adopt a design timeline which accounts for the active participation in the upcoming planning exercises associated with the Tideflats Subarea Plan to re-configure the transportation network and re-imagine land uses around the East Tacoma Station. There may also be significant opportunities for partnership between the City, Port of Tacoma, Sound Transit, Puyallup Tribe and others to work together to re-envision this particular area so that it best capitalizes on this significant investment while meeting the needs of so many different stakeholders.

## 7. Multimodal Connections

- a. Evaluation of the alternatives, and the location and design of the stations, should place paramount importance on the connections to other modes. Stations should explicitly accommodate, at a minimum, the following transportation choices: transportation network companies, taxis, charter buses, and other for hire vehicles; pedestrians; bicyclists; dockless bike and scooter share; vanpool and carshare; private shuttles; and local and regional bus transit.
- b. Evaluate traffic circulation to and from the station, including both the surface network serving the station and the loading and parking areas at the station. Management of each trip type—parking, bus, shuttle, taxi, transportation network company, and private curbside service, for instance—should be included in the analysis, including the expected strategies for storing and segregating those trips within the station area. The evaluation should also discuss how the station design will accommodate future flexibility in design to accommodate shifting demand for different modes.
- c. Evaluate the potential impacts of the new station and improvements on the planned modal priorities in the Transportation Master Plan, which shows the key networks for each mode.
- d. The transportation and access evaluation will need to account for large events because of the significant, regional entertainment venues located in these stations areas, including the Tacoma Dome and the new Puyallup Tribal Casino.

## 8. Pedestrian and Bicycle Connections

- a. The analysis should include the degree to which pedestrian access to the new service, and the pedestrian cross-connections to existing services such as Sounder and Tacoma LINK, are separated from other modes. The safety of each connection should be assessed in the environmental documents. For the Tacoma Dome Station, the analysis should consider the extent to which off-street connections can be made directly to other modes of transportation around the area. Safe connections which do not rely solely on the existing connections within the right-of-way will reduce interactions with at-grade rail crossings, intersections, and other potential conflicts.
- b. The City's *One Tacoma* Comprehensive Plan establishes a modal hierarchy which places pedestrians at the highest priority. Pedestrians are assumed to be a priority on every street. The City also views strong pedestrian access as essential to the long-term success of the TDLE. The ease and convenience of active transportation connections should be included as part of the environmental analysis, including whether or not the pedestrian routes are protected from the elements, grade changes, walkway and bikeway widths, bicycle accommodations at stations, running slopes, and the directness and distance of routes.
- c. During the community workshops, several stakeholders mentioned the concept of modifying station locations so that pedestrian access points can be provided on opposite sides of busy streets. This concept would reduce the number of at-grade pedestrian crossings, and should be a design alternative evaluated in the environmental analysis.
- d. Analyze the station locations for best pedestrian connections to job centers and consumer amenities such as shops and entertainment venues, as well as most convenient linkages between transit for tourists and travelers.
- e. Necessary positive outcomes of any transit project must include enhanced personal safety, strong pedestrian and bicycle connections to the rest of downtown and urban amenities such as on street parking in front of shops, walkability and placemaking.

## 9. Parking

- a. Consider parking impacts along the entire transit system (Tacoma LINK, Pierce Transit). The current concept for the East Tacoma Station does not include any associated parking. While the Tacoma Dome Station has the potential to have some of the best multimodal connections in the region, the East Tacoma Station area is not expected to have the same opportunities. The environmental analysis should discuss how people will travel to and from the East Tacoma Station. If parking is provided, the analysis should discuss how the parking will be managed (e.g., by using congestion pricing and/or providing competitive pricing for vanpools) to help maximize ridership and help the City achieve its mobility, safety, and mode split goals.

## 10. Construction and Operation Impacts

- a. The impacts of the operation and construction of the alternatives should be included, including impacts to existing businesses and impacts to existing transportation; particularly transit services operating at Tacoma Dome Station.

- b. Construction of this system will necessitate modifications to existing utility, transportation and other infrastructure. These impacts need to be fully assessed during the environmental review process to ensure the project can be implemented in a way that ensures the continued operation and integration of these other critical facilities.

#### **11. Future Extension**

- a. The City's Transportation Master Plan envisions the future extension of Central LINK to the Tacoma Mall Area. This future extension is also incorporated into Sound Transit's long-range plan, and funding for study of this extension was included in the ST3 package. The draft EIS should address the future feasibility of this extension, at least as it relates to station location and design alternatives.

#### **12. Project Delivery**

- a. Recognizing the increasing transportation demand of the region, we encourage Sound Transit to explore alternatives which would allow advanced delivery of the project. The evaluation should assess how different alternatives may encourage or discourage the timely completion of the project, including impacts to the feasibility of funding, permitting, or constructability.

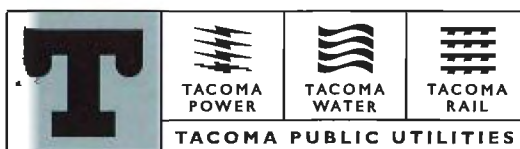
Thank you for the opportunity to comment. The City of Tacoma looks forward to our continued partnership on this very exciting project. We believe these types of high-capacity connections are absolutely key to providing the full menu of transportation alternatives necessary to meeting the needs of the region and our growing population in a more sustainable and resilient way. We are committed to continuing to work closely with Sound Transit through the environmental review and project design process to ensure the successful and timely delivery of the TDLE project.

Sincerely,



Elizabeth A. Pauli  
City Manager

- c: Mayor Victoria Woodards and Members of the Tacoma City Council  
Jackie Flowers, Director, Tacoma Public Utilities  
Peter Huffman, Director, Tacoma Planning & Development Services Department  
Kurtis D. Kingsolver, P.E., Director, Tacoma Public Works Department  
Jeff Robinson, Director, Tacoma Community & Economic Development Department  
Brian Boudet, Planning Division Manager, Planning & Development Services Department  
Alisa O'Hanlon, Tacoma Government Relations Office



**City of Tacoma**  
**Public Utility Board Meeting**  
**May 8, 2019; 6:30 p.m.**  
**Tacoma Public Utilities – Ground Floor Auditorium**  
**3628 S 35<sup>th</sup> Street, Tacoma WA 98409**

**Call to Order**

**Roll Call**

- A. Approve Minutes of Previous Meetings**
- B. Comments by the Public**
- C. Consent Agenda**
- D. Regular Agenda**

Departmental

- D-1 Resolution U-11083 – Award contracts and approve purchases:
- 1. Award contract to Triptych Construction, LLC for the construction of the Mossyrock Dam rock fall mitigation project (\$498,810.21, plus applicable taxes)
  - 2. Award contract to California Environmental Controls, Inc., DBA Pureflow Filtration Division for the supply of three ozone generators and necessary auxiliary equipment for the Cowlitz trout hatchery (\$1,350,000, plus applicable taxes).

Tacoma Power

- D-2 Motion 19-03 – Authorize amendment to the provisions of the final settlement in Carrington v. City of Tacoma.
- D-3 Resolution U-11084 – Approve creation of a project of limited duration in the Generation Section in support of an enhanced records management implementation project.

**H. Reports of the Director**

- Safety Program Update



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the TPU Director's Office at 253-502-8201. TTY or speech to speech users please dial 711 to connect to Washington Relay services.

**City of Tacoma 2019  
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
May 7, 2019	City Council Study Session (TMBN 16, Noon)	2018 Year-End Financials, Reappropriation, and 2019 1 <sup>st</sup> Quarter Financials	Office of Management and Budget	OMB will present the 2018 Year-End and 1 <sup>st</sup> Quarter 2019 Financial Report as well as provide a briefing on the 2019 Reappropriation process.
		Review Proposed Six-Month Tideflats Interim Regulations Extension Public Hearing Testimony	PDS	
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
May 14, 2019	Joint U-Board Study Session (TMBN 16, Noon)	Click! Contract Negotiation Update	CAO	
		City's Classification and Compensation Study	HR	
	City Council Study Session (TMBN 16, Noon)	Executive Session - City Manager's Performance Review	Council	
	City Council Meeting (TMB Council Chambers, 5:00 PM)	First Reading Tideflats Interim Regulations Extension Ordinance	PDS	
May 21, 2019	City Council Study Session (TMBN 16, Noon)	Bloomberg Harvard Innovation Project Update	Mayor	
		Community Workforce Agreement Taskforce Recommendations and Report	CMO	Facilitator Karen Reed will present recommendations developed by the "CWA Task Force" (comprised of leaders from labor unions, private contractors, minority and women's business enterprises, and economically distressed communities).
	Special Committee of the Whole Meeting (TMBN 16, 3:00)	Council Strategic Planning Work Session Follow-Up	CMO/OMB	This will be part two of the follow up for the Council's February 15th Strategic Planning Work Session to summarize Council priority policies that were identified and propose next steps to move to action.
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Final Reading Tideflats Interim Regulations Extension Ordinance	PDS	
May 28, 2019	CANCELLED			

**City of Tacoma 2019  
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
June 4, 2019	City Council Study Session (TMBN 16, Noon)	JBLM Airport Compatibility Overlay District	PDS	At the June 4th Council Meeting, there will be a public hearing on the Joint Base Lewis McChord Airport Compatibility Overlay District. At the Study Session, PDS staff will share the Planning Commission's and IPS Committee's recommendations to establish the District corresponding with JBLM's designated Accident Prevention Zone II.
		Prioritizing New Streetlights with an Equity Lens	PW	The 2019/2020 Public Works budget included funding for the installation of 200 new streetlights in Tacoma. Presentation will be an overview of the overall need for new streetlights, identify existing infrastructure scenarios, and outline how Public Works is prioritizing the new installations and applying the Equity Index in an objective and systematic way.
		City Council Meeting (TMB Council Chambers, 5:00 PM)	JBLM Airport Overlay District Public Hearing	PDS
June 11, 2019	City Council Study Session (TMBN 16, Noon)	Recommendations for Commingled Recycling	ESD/SWM	Solid Waste Mgt staff will provide recommendations based on the results of outreach efforts related to commingled recycling.
		Tacoma Dome Link Extension Update	PDS	Staff from PDS and Sound Transit will review the community input received during the scoping period and discuss the Council's potential input to the Sound Transit Board regarding preferred station locations and route alternatives.
		City Council Meeting (TMB Council Chambers, 5:00 PM)		
June 18, 2019	Joint Public Utility Board Study Session (TMBN 16, Noon)	Click! Contract Negotiation Update	CAO	
		Closed Session - Labor negotiations	CAO	
		City Council Meeting (TMB Council Chambers, 5:00 PM)	JBLM Airport Overlay District Ordinance First Reading	PDS

**City of Tacoma 2019  
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
June 25, 2019	City Council Study Session (TMBN 16, Noon)	South Sound 911 Governance Restructuring	CAO	
		Beacon Senior Center Update and Stability Site Recommendations	NCS	Staff will provide an update on the youth and young adult services, including overnight shelter, and the senior services at the Beacon Center. In addition, recommendations for the Stability Site will be shared.
	City Council Meeting (TMB Council Chambers, 5:00 PM)	JBLM Airport Overlay District Ordinance Final Reading	PDS	



**City of Tacoma 2019  
City Council Forecast Schedule**

Date	Meeting	Subject	Department	Background
July 2, 2019	City Council Study Session (TMBN 16, Noon)	Environmental Action Plan	ESD	Each year, the City releases its latest assessment of the state of our environment. Staff will give an overview of the 2018 annual Environmental Action Plan Progress Report.
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
July 19, 2019	City Council Study Session (TMBN 16, Noon)			
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
July 16, 2019	Study Session (TMBN 16, Noon)			
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
July 23, 2019	City Council Study Session (TMBN 16, Noon)			
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
July 30, 2019	City Council Study Session (TMBN 16, Noon)			
	City Council Meeting (TMB Council Chambers, 5:00 PM)			



<b>Community Vitality and Safety</b>			
<b>Committee Members:</b> Blocker (Chair), Beale, Thoms, Ushka, Alternate-Hunter <b>Executive Liaison:</b> Linda Stewart; <b>Staff Support -</b> Will Suarez		<b>2nd and 4th Thursdays</b> <b>4:30 p.m.</b> <b>Room 248</b>	<b>CBC Assignments:</b> • Citizen Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority
<b>May 9, 2019</b>	Tacoma Community Redevelopment Authority Board Interviews	Doris Sorum, City Clerk	3 vacancies
	Northwest Detention Center	Councilmember Blocker, City Council	
<b>Future</b>			
<b>May 23, 2019</b>	Human Services Commission Interviews	Doris Sorum, City Clerk	5 vacancies
<b>June 13, 2019</b>	Continuous Improvement Advocates Project: Reducing Emergency Medicine Treatment Errors	Sionna Stallings-Alailima, Fire Lieutenant, Tacoma Fire Department	From Sept.- Dec. 2018, Tacoma Fire Lieutenant, Sionna Stallings-Alailima, led a team to investigate emergency treatment errors as part of her course work in the CI Advocates program. In her presentation she will review suggested actions and discuss steps her workgroup has taken to prevent harm to customers and reduce the risk for potential litigation.
	Closed Captioning Resolution and Education Campaign	Lucas Smiraldo, Policy Analyst II, Office of Equity and Human Rights; Todd Holloway, Chair, Tacoma Area Commission on Disabilities	The Tacoma Area Commission on Disabilities (TACOD) is requesting support from the Community, Vitality and Safety Committee to recommend a resolution that will promote the practice of using closed captioning on televisions in establishments frequented by people in Tacoma including pubs, restaurants, bars, waiting rooms and other shared public spaces.

<b>Economic Development Committee</b>			
<b>Committee Members:</b> Thoms (Chair), McCarthy, Ushka, Woodards, Alternate-Beale <b>Executive Liaison:</b> Tadd Wille; <b>Staff Support</b> - Lynda Foster		<b>2nd, 4th, and 5th Tuesdays</b> <b>10:00 a.m.</b> <b>Room 248</b>	<b>CBC Assignments:</b> •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •Foss Waterway •City Events and Recognition Committee
<b>April 30, 2019</b>	<i>Cancelled</i>		
<b>Future</b>			
<b>May 14, 2019</b>	CERC interviews	<i>Clerks Office</i>	4 vacancies
	Tacoma Opportunity Zones Update	<i>Elly Walkowiak, Assistant Community &amp; Economic Development Director</i>	Information will be presented to describe the Zone locations, purposes and potential economic benefits.
<b>May 28, 2019</b>	<i>Cancelled</i>		

<b>Government Performance and Finance Committee</b>			
<b>Committee Members:</b> Ibsen (Chair), Blocker, Hunter, Mello, Alternate-Thoms <b>Executive Liaison:</b> Andy Cherullo; <b>Staff Support -</b> Bucoda Warren		<b>1st and 3rd Tuesday</b> <b>10 a.m.</b> <b>Room 248</b>	<b>CBC Assignments:</b> •Public Utility Board •Board of Ethics •Audit Advisory Board •Civil Service Board
<b>May 7, 2019</b>	Cancelled		
<b>Future</b>			
<b>May 21, 2019</b>	Public Utility Board Interviews	Dorus Sorum, City Clerk	1 vacancy
<b>June 4, 2019</b>	TMC Amendments	Jenni Barrett, Tax & License Operations Manager	clean up of language in Title 6 and repeal of regulatory license for Sign Erectors. The only requirement of the Sign Erector license is proof of insurance that names the City as an additional insured which can be verified through the sign permit process in Planning and Development Services. This change will streamline the process and reduce fee expenses for businesses installing signs above the City Right-of-Way.

<i>Infrastructure, Planning and Sustainability Committee</i>			
<b>Committee Members:</b> Mello (Chair), Beale, Ibsen, McCarthy, Alternate-Hunter <b>Executive Liaison:</b> Kurtis Kingsolver; Staff Support - Rebecca Boydston (Nick Anderson will be covering through May)		<b>2nd and 4th Wednesdays</b> <b>4:30 p.m.</b> <b>Room 16</b>	<b>CBC Assignments:</b> •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission
<b>May 8, 2019</b>	Environmental Services Strategic Plan Update	Joshua Knouff and Brenda LeMay, Environmental Services	Enviornmental Services staff will present an update to the Strategic Plan, including updates to all three service areas.
<b>Future</b>			
<b>May 22, 2019</b>	Planning Commission Interviews		Interviews for 3 open positions on the Planning Commission.
	Building Code Updates	Terry Forslund, Planning and Development Services	Updates on building codes in the City.
<b>June 12, 2019</b>			









**TO:** Elizabeth Pauli  
City Manager

**FROM:** Donald L. Ramsdell *DLR*  
Chief of Police

**DATE:** May 2, 2019

**SUBJECT: HIRING/RECRUITING UPDATE**

The Tacoma Police Department continues to seek diversity in hiring by actively engaging in recruitments with an emphasis on attracting historically under represented people of color and women. In 2018, members of the Tacoma Police Department attended 19 recruiting events in the area. These events included the annual Martin Luther King Jr., Celebration, Ethnic Fest, Women in Police Forum and various Military/Veteran job fairs and college career days. The Women in Police Forum was hosted by our department and was specifically focused on recruiting women for law enforcement. As a result, we saw a slight increase of women applicants between the August 2018 test (74) and the October 2018 test (88) and an even larger increase during the February 2019 test (102).

In 2019, our strategy for recruitment includes participation in advertising and testing in other locations in the region. We have a test scheduled for May 11, 2019, which will be held in Ellensburg, Washington. This test was advertised in several locations and colleges in Eastern Washington to include Spokane, Yakima and the Tri Cities area. In addition, we are currently in the process of hiring an advertising agency to increase our efforts of broadening our advertisement strategies.

Year to date, the Tacoma Police Department has attended 11 recruiting events and we have administered one test, which was held in February. For that testing cycle, we received 601 applications. After administration of the physical agility testing and the written exam, a total of 42 applicants moved forward to the current eligibility list. Hires from this list are still pending

**Tacoma Police Hiring and Recruiting Statistics**  
**Current demographics**

Gender	Female	Male	Grand Total
TPD Commissioned Personnel	51	297	348
% of Commissioned Personnel	14.66%	85.34%	100.00%

Ethnicity	American Indian/Alaskan	Asian or Pacific Islander	Black/Not Hispanic origin	Hispanic	White/Not Hispanic origin	Grand Total
TPD Commissioned Personnel	2	32	18	21	275	348
% of Commissioned Personnel	0.57%	9.20%	5.17%	6.03%	79.02%	100.00%

Female Officers by Ethnicity	Asian or Pacific Islander	Black/Not Hispanic origin	Hispanic	White/Not Hispanic origin	Grand Total
Female Commissioned Personnel	5	4	4	38	51
% of Female Commissioned Personnel	9.80%	7.84%	7.84%	74.51%	100.00%

Male Officers by Ethnicity	American Indian/Alaskan	Asian or Pacific Islander	Black/Not Hispanic origin	Hispanic	White/Not Hispanic origin	Grand Total
Male Commissioned Personnel	2	27	14	17	237	297
% of Male Commissioned Personnel	0.67%	9.09%	4.71%	5.72%	79.80%	100.00%

### YEAR TO DATE

- As of January 1, 2019, we had 21 commissioned vacancies
- As of May 2, 2019 –We have hired and/or given final offers for 18 commissioned positions
- As of May 2, 2019, we have had six separations or retirements
- As of May 2, 2019, we currently have nine commissioned vacancies (8 PPO and 1 Sergeant\*)

\*The chart below reflects Police Patrol Officer vacancies

The chart below reflects a total of 34 hires in 2018, through first quarter 2019. Twenty-two were from the 2018 applications and the remaining consists of hires from the 2017 lists and/or lateral applicants

New Hires by Quarter							
Date	American Indian / Alaskan	Asian / Pacific Islander	Black / African American	Hispanic	White	Total	Percentage of New Hires of Color
3/31/2018	0	0	1	2	0	3	
	0.0%	0.0%	33.3%	66.7%	0.0%		100.0%
6/30/2018	0	1	0	4	2	7	
	0.0%	14.3%	0.0%	57.1%	28.6%		71.4%
9/30/2018	0	3	1	1	6	11	
	0.0%	27.3%	9.1%	9.1%	54.5%		45.5%
12/31/2018	0	0	0	1	8	9	
	0.0%	0.0%	0.0%	11.1%	88.9%		11.1%
3/31/2019	0	2	0	0	2	4	
	0.0%	50.0%	0.0%	0.0%	50.0%		50.0%

### RECRUITMENTS/APPLICATIONS

The following information details the Tacoma Police Department's hiring and recruiting efforts. The information outlines application, eligibility, hiring and demographic data for 2018 and year to date 2019. In 2018, we conducted five entry level tests. From those five tests, we received 1,640 applications. Of the 1,640 applications, 231 applicants advanced to the eligibility list and from that eligibility list, the Police Department hired 22 applicants.

### DEMOGRAPHIC BREAKDOWN

2018 Totals for Five Tests	Applicants	%	Eligible List	%	Hires	%
Male	1303	79.45%	202	87.45%	16	72.73%
Female	318	19.39%	28	12.12%	6	27.27%
Other	3	0.18%	0	0.00%	0	0.00%
Unspecified	16	0.98%	1	0.43%	0	0.00%
	1640	100.00%	231	100.00%	22	100.00%
White	902	55.00%	137	59.31%	14	63.64%
Black	221	13.48%	14	6.06%	1	4.55%
Hispanic	167	10.18%	28	12.12%	3	13.64%
Asian	81	4.94%	17	7.36%	3	13.64%
Hawaiian/Other Pacific Islander	57	3.48%	4	1.73%	0	0.00%
Native American/Alaskan Native	16	0.98%	0	0.00%	0	0.00%
Two or More	180	10.98%	28	12.12%	1	4.55%
Unknown	16	0.98%	3	1.30%	0	0.00%
	1640	100.00%	231	100.00%	22	100.00%

*"To create a safe and secure environment in which to live, work, and visit by working together with the community, enforcing the law in a fair and impartial manner, preserving the peace and order in our neighborhoods, and safeguarding our constitutional guarantees."*

## Utilization of Community Development Grant and Emergency Shelter Grant Resources and Funded Programs for 2019-2020 Report

### Contract performance measures:

- Number of clients that attained permanent housing
- Number of clients who have maintained housing for 6 months or longer
- Number of clients assessed by the Coordinated Entry System
- Number of clients connected to homeless supportive services (homeless services, shelter or permanent housing)

Service	Agency	Personnel	Program Operations	Total
Financial Counseling Services (budgeting, credit repair, and financial planning)	<ul style="list-style-type: none"> <li>Korean Women's Association</li> <li>Sound Outreach</li> </ul>	\$106,352	\$0	\$106,352
Legal Advocacy Services (Attorney)	<ul style="list-style-type: none"> <li>YWCA</li> </ul>	\$24,000	\$0	\$24,000
Housing (Transitional, Rapid ReHousing and Permanent Supportive Housing)	<ul style="list-style-type: none"> <li>Associated Ministries</li> <li>New Phoebe House</li> <li>Exodus Housing</li> </ul>	\$47,300	\$34,375	\$81,675
Emergency Assistance (Basic needs, and financial assistance)	<ul style="list-style-type: none"> <li>LASA</li> <li>St. Leo's Food Bank</li> </ul>	\$50,00	\$25,000	\$75,000
Youth Supportive Services (Employment and education counseling)	<ul style="list-style-type: none"> <li>VADIS</li> </ul>	\$16,873	\$3,127	\$20,000
Emergency Shelter Operations	<ul style="list-style-type: none"> <li>The Rescue Mission</li> <li>Catholic Community Services</li> <li>YWCA</li> <li>Korean Women's Association</li> </ul>	\$92,671	\$151,000	\$247,671
<b>TOTAL</b>		<b>\$337,196</b>	<b>\$213,502</b>	<b>\$550,698</b>





City of Tacoma  
Neighborhood and Community Services

## **Neighborhood and Community Services**

### **Inquiry Response**

#### **Positive Interactions:**

Positive Interactions (PI) is a program operated by Comprehensive Life Resources (CLR). The City of Tacoma's contract with CLR for PI conducts outreach to businesses impacted by homelessness by providing resources and services to individuals facing chronic homelessness. The PI team develops relationships with local businesses and key partners from homeless services and mental health/substance use disorder systems. They also attend neighborhood and business district meetings, local business staff meetings, surrounding community meetings, and one-on-one meetings with business owners.

Services for businesses include:

- Developing a plan to remedy issues related to blight and identifying strategies to keep businesses clear of future issues or homeless-related activity
  - Clearly define issue or concern to be addressed
  - Identify stakeholders and partners
  - Monitor schedule
  - Create action steps to be completed
  - Obtain group agreement on what success will look like (including coordinating strategies with the City)
- Coordinating encampment cleanups and/or debris left behind
- Attending meetings/speaking directly with business staff

Services for individuals experiencing homelessness include:

- Engagement and de-escalation
- Financial assistance (bus tickets/passes, money for IDs, food, clothing, storage, etc.)
- Referrals/connections to other services
  - Housing and shelter
  - Mental health and substance use disorder
- A focus on providing the above services and an increased presence in the "downtown core" (from A St to S 21<sup>st</sup> and from Tacoma Ave to Pacific Ave) until 8:00 p.m., Monday – Friday.

Drug Treatment		
<u>Agency</u>	<u>Program</u>	<u>Services</u>
Catholic Community Services	Shelter COD Treatment	Co-occurring disorder treatment
Comprehensive Life Resources	Making Connections	MHSUD services for youth and young adults
Comprehensive Life Resources	New Beginnings	MHSUD treatment
Consejo Counseling	Behavioral Health	MHSUD treatment
Consejo Counseling	Youth COD Treatment	Co-occurring disorder treatment for youth
Metropolitan Development Council	Behavioral Health & Recovery	MHSUD treatment
Metropolitan Development Council	Shelter COD Treatment	Co-occurring disorder treatment
New Phoebe House Association	MHSUD Assessment and Treatment Services	MHSUD assessment and treatment
Pediatric Interim Care Center	Infant Withdrawal Program	Shelter and medical care for pre-natal drug exposures for infants
Pierce County Alliance	Therapeutic Courts	Substance use and co-occurring disorder treatment for individuals enrolled in Pierce County Drug Court Program
Point Defiance AIDS Projects (Dave Purchase Project)	Needle Exchange	Sterile injecting equipment, Naloxone (overdose reversal drug), and education for people who inject drugs (PWID)

Homelessness Response		
<u>Agency</u>	<u>Program</u>	<u>Services</u>
Associated Ministries	Family Permanent Housing	Rapid Re-Housing for families
Catholic Community Services	Family Housing Network	Day shelter
Catholic Community Services	Homeless Adult Services	Men's and women's shelter
Catholic Community Services	Phase 2 Stability Site Management	Stability Site management
Community Youth Services	Crisis Residential Center	Youth shelter
Comprehensive Life Resources	Housing Navigator	Housing navigation
Comprehensive Life Resources	Positive Interactions	Business outreach/street outreach
Comprehensive Life Resources	Youth and Young Adult Drop-in Center and Young Adult Overnight Shelter	Youth and young adult drop-in center and young adult overnight shelter
Exodus Housing	Rapid Re-Housing DV	Rapid Re-Housing for DV victims

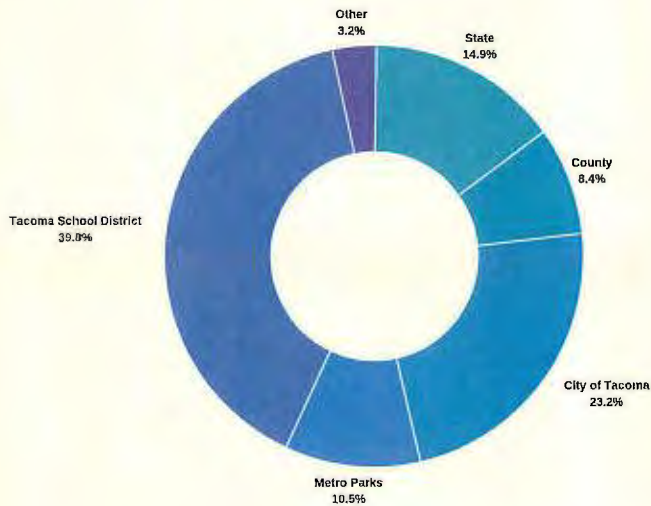
Greater Lakes Mental Health	Forensic Programs	Housing, case management, and treatment for individuals with direct connection to criminal justice system or previous incarceration in Pierce County Jail.
Greater Lakes Mental Health	Housing First	Housing for chronically homeless individuals
Korean Women's Association	We Are Family DV Shelter	DV shelter
LASA	Housing for Homeless Families	Permanent supportive housing for low-income families experiencing homelessness
LASA	Prevention Services	Homelessness prevention
Metropolitan Development Council	Young Adult Permanent Supportive Housing	Young adult permanent supportive housing
New Phoebe House Association	Phoebe Family Reunification, Recovery, & Resiliency	Transitional housing for mothers/families
Shared Housing Services	Youth Host Home	Housing for youth and young adults
Tacoma Community House/REACH	Housing 4 Success	Housing for youth and young adults
TeamChild	Legal Services	Legal services for youth and young adults struggling with housing instability or homelessness
The Rescue Mission	Emergency Services	Men's shelter
The Rescue Mission	Family Shelter	Family shelter
The Rescue Mission	Phase 2 Encampment Outreach	Encampment outreach
The Salvation Army	Jarvie Lodge	Shelter for women and families
The Salvation Army	Phase 2 Transportation	Transportation for Stability Site residents
Vadis	FLASH	Employment and education services for youth and young adults at risk of, or currently experiencing, homelessness
Valeo Vocation	Stability Site Employment Connections	Stability Site employment
YWCA	DV Shelter	DV shelter
YWCA	DV Shelter	Legal services for DV victims

# MULTIFAMILY PROPERTY TAX EXEMPTION 2008-2018 SUMMARY

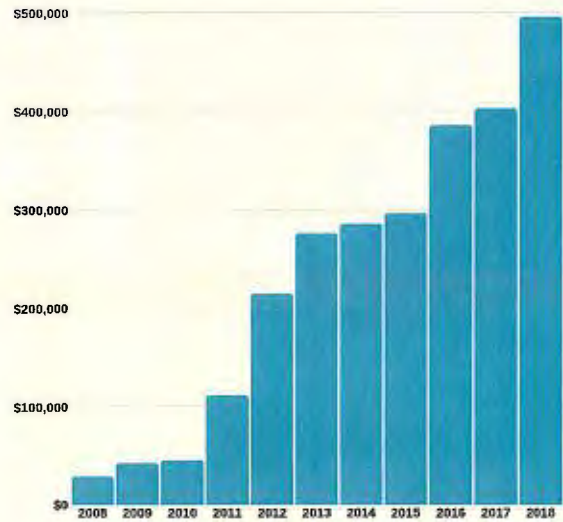
## TAX IMPLICATIONS

Total: **\$2,581,077** City of Tacoma Taxes Exempt: **\$1,036/ unit**

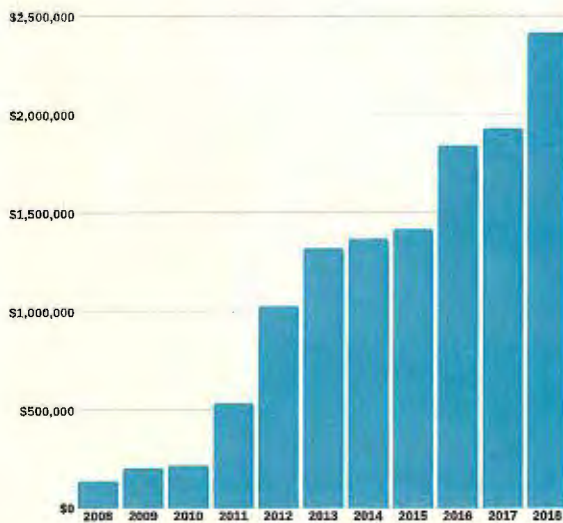
Breakdown of Property Taxes



Per Year Municipal Impact



All Taxes Exempt Per Year



Developer Breakdown

**71** Unique developers

**105** Projects

**42** Offices in Tacoma

All but **7** in Washington



**MAKE IT**  
T A C O M A

Community & Economic Development Department  
[MakeltTacoma.com](http://MakeltTacoma.com)  
 (253) 591-2012  
[MakeltTacoma@CityofTacoma.org](mailto:MakeltTacoma@CityofTacoma.org)  
 747 Market Street, Tacoma, WA 98402

# MULTIFAMILY PROPERTY TAX EXEMPTION 2008-2018 SUMMARY



## 8-Year Exemption\*:

**50** Projects Built - **22** In Permitting/Construction  
**2272** Units Built - **2573** In Permitting/Construction

\*Includes 34 projects & 1107 units built under 10-year exemption program.

## 12-Year Exemption:

**12** Projects Built - **21** In Permitting/Construction  
**223** Units Built - **896** In Permitting/Construction

## Total:

**62** Projects Built - **43** In Permitting/Construction  
**2495** Units Built - **3439** In Permitting/Construction

**Total Private Investment: \$1,092,914,177**

## Exemptions in Mixed Use Centers

### Point Ruston:

**3** Projects  
**579** Units

### Proctor:

**2** Projects  
**291** Units

### Narrows:

**1** Projects  
**12** Units

### 6th Avenue:

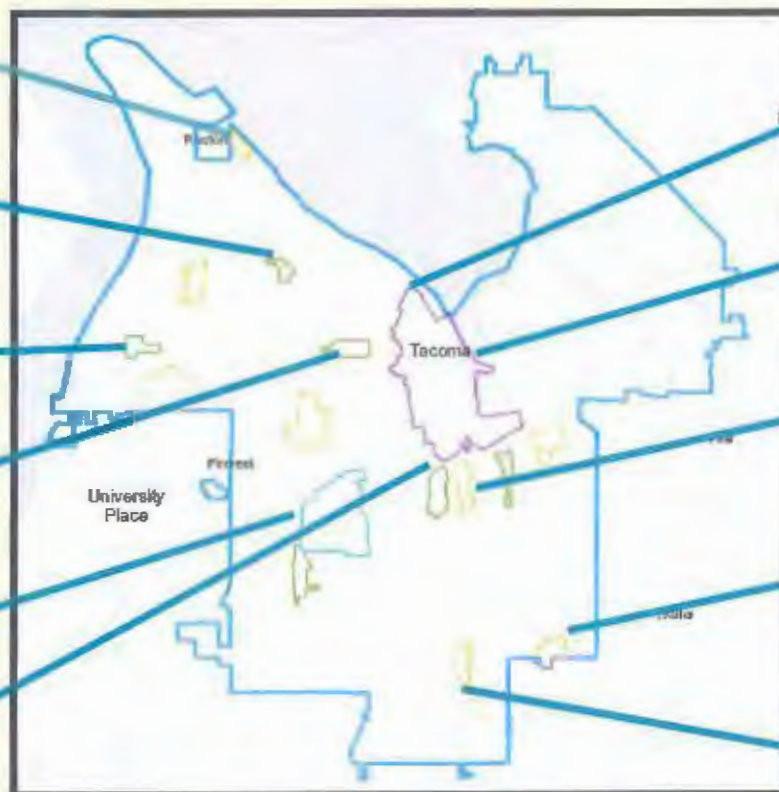
**9** Projects  
**157** Units

### Tacoma Mall:

**36** Projects  
**754** Units

### Lincoln:

**2** Projects  
**25** Units



### Stadium:

**3** Projects  
**212** Units

### Downtown:

**43** Projects  
**3714** Units

### McKinley:

**2** Projects  
**26** Units

### Upper

### Portland:

**2** Projects  
**72** Units

### Upper

### Pacific:

**2** Projects  
**102** Units



**MAKE IT**  
**T A C O M A**

Community & Economic Development Department

[MakItTacoma.com](http://MakItTacoma.com)

(253) 591-2012

[MakItTacoma@CityofTacoma.org](mailto:MakItTacoma@CityofTacoma.org)

747 Market Street, Tacoma, WA 98402



<u>Project Name</u>	<u>Project Address</u>	<u>Mixed Use Center</u>	<u>Number of Units</u>	<u># of Affordable</u>	<u>Investment</u>	<u># of years</u>	
<b>UNDER PERMITTING/CONSTRUCTION</b>							
Omar Industries	4317-19 South Puget Sound	Tac Mall	4.0		\$ 440,000.00	8	8 Yrs (2012-19)
The Station- Artists Lofts	3524 McKinley Ave	McKinley	14.0	3.0	\$ 900,000.00	12	5/10/2019
Calkins Enterprises	4301 S Junett St Tacoma	Tacoma Mall	12.0	3.0	\$ 1,100,000.00	12	8/2/2019
Pt. Ruston Baker Building	4851-4961 Main Street	Pt. Ruston	178.0		\$ 49,900,000.00	8	8/30/2019
Napolean Apartments	1515 Tacoma Ave South	Downtown	135.0		\$ 29,500,000.00	8	9/30/2019
Schuur Seven Plex	4337 South Cedar St	Tacoma Mall	7.0	2.0	\$ 750,000.00	12	1/24/2020
612 Tacoma Ave S	612 Tacoma Ave South	Downtown	14.0	3.0	\$ 2,100,000.00	12	1/24/2020
6th & Alder	3118 6th Ave Tacoma	6th Ave	110.0		\$ 31,600,000.00	8	1/24/2020
2302 s. g Street Townhomes	2302 S G Street	Downtown	4.0		\$ 700,000.00	8	3/2/2020
1924 MLK Townhomes	1924 MLK	Downtown	9.0		\$ 1,500,000.00	8	3/2/2020
1023 MLK JR Way	1023 MLK JR Way	Downtown	247.0		\$ 40,000,000.00	8	3/28/2020
2515 South 48th	2515 South 48th	Tacoma Mall	45.0	9.0	\$ 3,000,000.00	12	5/2/2020
Professional Place Apartments	7602 Pacific Ave	Upper Portland	12.0	3.0	\$ 1,400,000.00	12	5/2/2020
Point Ruston, LLC	5006-5020 Main Street	Pt. Ruston	194.0	39.0	\$ 69,600,000.00	12	8/1/2020
17th Street Townhomes	609&316 S. 17th	Downtown	4.0		\$ 550,000.00	8	8/1/2020
Hailey Apartments - HQC USA LLC	1210 Tacoma Ave S	Downtown	166.0	34.0	\$ 31,220,000.00	12	8/29/2020
RDM Construction Services, LLC	640 North Prospect	6th Ave	4.0	1.0	\$ 400,000.00	12	8/29/2020
Horizon Commerce Partners LLC	2019 South C Street	Downtown	49.0		\$ 12,140,000.00	8	9/19/2020
Trax/DMG Capital Group LLC	415 E. 25th Street	Downtown	115.0		\$ 20,000,000.00	8	10/3/2020
TLF 415 St. Helen's Ave, LLC	415 ST. Helen's Ave	Downtown	247.0		\$ 53,500,000.00	8	10/3/2020
North American Asset Management Group, LLC/Town Cen	S 21st and Jefferson	Downtown	228.0		\$ 40,000,000.00	8	10/17/2020
McCarver Heights/Tacoma Terrace LLC	2330 Yakima Court	Downtown	105.0		\$ 10,000,000.00	8	1/9/2021
Point Ruston Rainier Building	4901 Main Street	Pt. Ruston	207.0		\$ 55,000,000.00	8	2/6/2021
Paddinton Place	2530 S. 42nd St	Tacoma Mall	30.0	6.0	\$ 3,500,000.00	12	2/6/2021
Tac Build LLC	2103 S. I Street	Downtown	95.0	19.0	\$ 16,000,000.00	12	3/6/2021
Koz on Puyallup	314 Puyallup Ave	Downtown	152.0	31.0	\$ 20,313,000.00	12	3/20/2021
618 Steele Street	618 Steele Street	6th Ave	13.0	3.0	\$ 1,500,000.00	12	3/20/2021
Cedar Street Multiplex (Bear Mountain Holdings LLC)		Tacoma Mall	14.0	3.0	\$ 1,800,000.00	12	3/20/2021
Quiet Meadows, LLC	XXX E. 69th Street	Upper Portland	60.0	12.0	\$ 4,500,000.00	12	6/5/2021
Bear Mountain Holdings LLC	3714 South Yakima Street	Lincoln	18.0	4.0	\$ 850,000.00	12	7/10/2021
Rawson Place	4016 S. Warner Street	Tacoma Mall	4.0	1.0	\$ 325,000.00	12	7/24/2021
Alexandria Townhomes	2548 South I Street	Downtown	4.0		\$ 800,000.00	8	7/24/2021
Olive Place - Louis Rudolph Homes	7624 Pacific Ave	Upper Pacific	8.0	2.0	\$ 770,000.00	12	7/24/2021
Rawson Place	4014 S. Warner Street	Tacoma Mall	4.0	1.0	\$ 325,000.00	12	7/24/2021
Washington Building Apartments LLC	1019 Pacific Avenue	Downtown	158.0		\$ 28,000,000.00	8	7/31/2021
Rochester St. LLC	619 N Rochester Street	Narrows	12.0		\$ 2,400,000.00	8	7/31/2021
Primero Courtyards, LLC	4013 S. Puget Sound Ave	Tacoma Mall	12.0	3.0	\$ 800,000.00	12	8/14/2021
Mount Bay Apartments	301-323 East 26th Street	Downtown	229.0		\$ 45,000,000.00	8	9/18/2021
LWBG IVESTMENTS LLC	705 S. I Street	Downtown	18.0	4.0	\$ 950,000.00	12	10/2/2021
Tacoma Land Investments LLC & Tacoma Terrace LLC	1924-1940 Yakima Street	Downtown	78.0		\$ 16,000,000.00	8	10/30/2021

Tacoma Land Investments LLC	1925 S I Street	Downtown	30.0		\$ 5,000,000.00	8	10/30/2021
Glasshouse Two, LLC	308 Tacoma Ave S	Downtown	131.0		\$ 24,400,000.00	8	1/8/2022
Ethos Fawcett	1351 Fawcett Ave	Downtown	116.0		\$ 22,000,000.00	8	3/26/2022
Jefferson Flats	2515 S. Jefferson	Downtown	180.0		\$ 30,000,000.00	8	3/26/2022
<b>BUILT</b>							
The Esplande (1515 Dock Tacoma LLC- ISTAR Financial)	1515 Dock Street	Downtown	162.0		\$ 34,500,000.00	10	10 Yrs (2009-18)
Warner Street Apts LLC Phase I	4336 S. Warner	Tac Mall	14.0		\$ 1,500,000.00	10	10 Yrs (2009-18)
Home Options (IJF Construct	3119 S. 45th	Tac Mall	7.0		\$ 750,000.00	10	10 Yrs (2009-18)
Vision Invest. LLC (aka 4301 S. Alder)	3110 S. 43rd	Tac Mall	7.0		\$ 750,000.00	10	10 Yrs (2009-18)
Mark Lawson	3315 South 43rd	Tac Mall	8.0		\$ 800,000.00	10	10 Yrs (2009-18)
Bob & Linda Mickey	4531 South Puget Sound	Tac Mall	4.0		\$ 710,000.00	10	10 Yrs (2009-18)
23rd St Townhomes I (Dwelling Com	2129 S. Yakima	Downtown	9.0		\$ 1,200,000.00	10	10 Yrs (2009-18)
Hillcrest Apts (815 9th St Tac	815 South 9th St.	Downtown	16.0		\$ 1,750,000.00	10	10 Yrs (2009-18)
Villaggio II LLC (Epic As	1328 Market	Downtown	120.0		\$ 14,750,000.00	10	10 Yrs (2009-18)
Pine Villa Tacoma LLC (aka Pine Street To	4300 Pine Street	Tac Mall	52.0		\$ 3,600,000.00	10	10 Yrs (2009-18)
Metro Apts II (245 Metro LLC)	245 St. Helens	Downtown	80.0		\$ 9,600,000.00	10	10 Yrs (2009-18)
Triangle Townhomes (Catapult Dev)	410 Sixth Ave	Downtown	3.0		\$ 7,000,000.00	10	10 Yrs (2009-18)
Apex Apartments II LLC	2400 S. 41st St.	Tac Mall	160.0		\$ 16,000,000.00	10	10 Yrs (2009-18)
Mark Lawson (aka 4301 S. War	3318 S. 43rd St.	Tac Mall	8.0		\$ 800,000.00	10	10 Yrs (2009-18)
Puget Sd Townhomes (Phase I) (Good Deed Developme	4311 South Puget Sound	Tac Mall	4.0		\$ 900,000.00	10	10 Yrs (2009-18)
John Bays Developer (Troika Developr	4513-17 S. Junett	Tac Mall	4.0		\$ 650,000.00	10	10 Yrs (2009-18)
FHLMC (Johns Bays Develop	4523 S. Junett	Tac Mall	4.0		\$ 350,000.00	10	10 Yrs (2009-18)
Jetco Construction LLC	3018 S. 43rd St.	Tac Mall	4.0		\$ 420,000.00	10	10 Yrs (2010-19)
DKR LLC (aka Shamp)	4043-45 S. Warner	Tac Mall	4.0		\$ 900,000.00	10	10 Yrs (2010-19)
505 Broadway Assoc LLC	505 Broadway	Downtown	61.0		\$ 25,000,000.00	10	10 Yrs (2010-19)
Junett St Townhomes (Troika Development I	4502 South Junett	Tac Mall	15.0		\$ 1,680,000.00	10	10 Yrs (2010-19)
Eric Frank (aka 646 North Stat	2202-2208 N. 8th	Sixth Avenue	4.0		\$ 900,000.00	10	10 Yrs (2010-19)
Bella View (Pinnacle Construct	2105 S. Yakima	Downtown	6.0		\$ 1,165,000.00	10	10 Yrs (2010-19)
Warner Street Apartments II LLC	4341 S. Warner	Tac Mall	8.0		\$ 900,000.00	10	10 Yrs (2010-19)
Vetta LLC (Bruce Steele)	302 Stadium Way	Stadium	5.0		\$ 4,000,000.00	10	10 Yrs (2010-19)
Highridge Townhomes (4 of 16)	2301 South I	Downtown	4.0		\$ 650,000.00	10	10 Yrs (2010-19)
Yakima Villas	2345-2455 South Yakima	Downtown	3.0		\$ 1,440,000.00	10	10 Yrs (2011-20)
Anchor Saving Bank	4325 S. Warner	Tac Mall	12.0		\$ 1,200,000.00	10	10 Yrs (2011-20)
Chelsea Heights	603-623 South J Street	Downtown	78.0		\$ 18,000,000.00	10	10 Yrs (2011-20)
Yakima Villas (StoneCap Funding) (8 of 20 u	2345-2455 South Yakima	Downtown	8.0		\$ 1,440,000.00	10	10 Yrs (2011-20)
Midtown Lofts (Fawcett LLC)	1144 South Fawcett	Downtown	46.0		\$ 17,000,000.00	10	10 Yrs (2012-21)
23rd Street Townhomes #II	2131 Court G	Downtown	12.0		\$ 3,700,000.00	10	10 Yrs (2012-21)
Pine Crest Townhomes LLC	2902 South 40th Street	Tac Mall	8.0		\$ 920,000.00	10	10 Yrs (2012-21)
25th & Yakima LLC (Jackson Bldg) = Vue 25	2368 Yakima Ave	Downtown	167.0		\$ 26,000,000.00	10	10 Yrs (2013-22)
4 on Top	1302 S J	Hilltop	4.0	1.0	\$ 480,000.00	12	12 year (2017-2028)
Junett Trip-plex Development	4518 South Junett St.	Tacoma Mall	6.0	2.0	\$ 750,000.00	12	12 year (2017-2028)

North Prospect Duplexes	636 N Prospect	6th Ave	4.0	1.0	\$ 510,000.00	12	12 year (2017-2028)
4026 South Pine	4026 South Pine	Tacoma Mall	6.0	2.0	\$ 900,000.00	12	12 year (2018-2029)
Signature Investements LLC	4017 South Warner	Tacoma Mall	16.0	4.0	\$ 1,600,000.00	12	12 year (2018-2029)
VK Construction	3412 South G Street	Lincoln	7.0	2.0	\$ 450,000.00	12	12 year (2019-2030)
The Overlook	624 E. 32nd	McKinley	12.0	3.0	\$ 2,137,935.00	12	12 year (2019-2030)
1554 Market Street	1554 Market Street	Downtown	104.0	21.0	\$ 11,626,000.00	12	12 year (2020-2031)
RDM Construction Services, LLC	640 North Prospect	6th Ave	4.0	1.0	\$ 400,000.00	12	12 year (2020-2031)
Westcoast Realty Ventures. LLC	3415 S. 47th Street	Tac Mall	6.0	2.0		12	12 years (2015-2026)
Northwest Housing	3825 Junett Street	Tacoma Mall	36.0	8.0	\$ 2,800,000.00	12	12 Yrs (2018-2029)
Vista View Townhomes	4020 S Puget Sound	Tacoma Mall	18.0	4.0	\$ 1,500,000.00	12	12 Yrs (2019-2030)
Green Leaf Pacifica, LLC	4275 S Pine Street	Tac Mall	177.0		\$ 17,750,000.00	8	8 years (2014-21)
Emcompass Property Mangement LLC	630 Trafton	6th Avenue	10.0		\$ 900,000.00	8	8 years (2015-22)
City View Townhomes	2131 South G St.	Downtown	17.0		\$ 2,406,178.00	8	8 years (2015-22)
Henry Foss Group LLC	1933 Dock Street	Downtown	161.0		\$ 30,000,000.00	8	8 years (2016-2023)
Signature Investments	4003 South Puget Sound	Tac Mall	12.0		\$ 1,175,000.00	8	8 years (2016-2023)
Signature Investments	4031 South Puget Sound	Tac Mall	10.0		\$ 840,000.00	8	8 years (2016-2023)
Emcompass Property Management, LLC	219 North J	Stadium	35.0		\$ 4,000,000.00	8	8 years (2017-2024)
Proctor Investors, LLC	3910 N 28th	Proctor	154.0		\$ 20,145,000.00	8	8 years (2017-2024)
Macintosh Court Apartments	7637 Pacific Ave	72nd & Pacific	94.0		\$ 7,500,000.00	8	8 years (2017-2024)
The Grand on Broadway	252 Broadway	Downtown	139.0		\$ 21,300,000.00	8	8 years (2018-2025)
Encompass Property Management	627 North Fife	6th Ave	12.0		\$ 1,400,000.00	8	8 years (2019-2026)
Stadium Apartments	102 North G Street	Stadium	172.0		\$ 41,259,564.00	8	8 years (2019-2026)
Proctor South Apts	3911 N 25th	Proctor	137.0		\$ 37,576,500.00	8	8 years (2020-2027)
Mark Lawson	4306-4310 South Warner	Tac Mall	12.0		\$ 1,500,000.00	8	8 Yrs (2010-17)
Modus Condominiums (Prospect 19 Partners)	630 N. Prospect	Sixth Ave	19.0		\$ 550,000.00	8	8 Yrs (2010-17)