

**MOTION NO. 1 FOR COUNCIL CONSIDERATION
ORDINANCE NO. 28648**

December 17, 2019

I move to amend Ordinance No. 28648, Page 2, lines 8-11, to replace the number “20” with the number “ten,” reading as follows:

“Applications filed after March 1, 2020 for the 8-year property tax exemption will be required to rent ten percent of the units to households earning no more than 100 percent of the Pierce County Area Median Income.”

I further move to amend Ordinance No. 28648, Page 3, by adding a new Section 3, reading as follows:

“That the City Manager shall report back to the City Council by June 30, 2020, with further analysis on the effectiveness of using residual land value as an informative calculation on estimating feasibility and profitability for developers, potential impacts to the housing market, and further incentives for developing affordability under the 8-year multi-family property tax exemption.”

I further move to amend Ordinance No. 28648, Page 5, lines 8-9, to replace the number “20” with the number “ten,” reading as follows:

“For eight year exemptions, the applicant must commit to renting at least ten percent of the multifamily housing units as

affordable housing units to households whose income is no more than 100% of the Pierce County Area Median Income, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the City under this chapter.”

**MOTION NO. 2 FOR COUNCIL CONSIDERATION
ORDINANCE NO. 28648**

December 17, 2019

I move to amend Ordinance No. 28648, page 3, by adding a new
Section 4, reading as follows:

“At the end of the 8 or 12-year property tax exemption granted to the
developers, those formerly exempt property taxes not otherwise
dedicated shall be, until otherwise directed by the City Council,
collected and deposited into the City’s Housing Trust Fund for use
and support of the purposes of said fund.”

I further move to amend Ordinance No. 28648, by adding a new
Section 5, reading as follows:

“If the number of applications for the 8-year multi-family property tax
exemption falls below (50 percent-placeholder) of the average
number of similar applications for the last five years, the City Council
shall remove the affordable housing requirement for the 8-year multi-
family property tax exemption.”

(Alternative amendment re: Section 5 – see below):

“The City Manager is directed to review the multi-family property tax exemption program annually to determine the success and viability of the program, specifically reviewing whether the affordability component to the 8-year property tax exemption is creating more affordable units or discouraging development within the City.”

**MOTION NO. 3 FOR COUNCIL CONSIDERATION
ORDINANCE NO. 28648**

December 17, 2019

I move to amend Ordinance No. 28648, page 3, by adding a new Section 6, reading as follows:

“City Manager is directed to develop proposals for Multi-Family Tax Exemption (“MFTE”) projects and provide recommendations to the Council Committee of the Whole on or before July 1, 2020, related to the following:

1. Minimum design standards and review;
2. Parking requirements that account for maximum parking capacity (saturation) and access/accessibility to services and transportation for residents; and
3. Minimum density requirements.

The Affordable Housing Action Strategy (“AHAS”) Tactical Advisory Group shall be broadened to include members from the development and finance community, and research shall also include comparative community analyses on how other cities in the region are using the MFTE.”

**MOTION NO. 4 FOR COUNCIL CONSIDERATION
ORDINANCE NO. 28648**

December 17, 2019

I move to amend Ordinance No. 28648, page 3, by adding a new Section 7, reading as follows:

“In order to combat and address potential displacement and gentrification impacts which would otherwise go unmitigated, the applicant is required to demonstrate through an annual reporting certificate process, a first right of return process for anyone directly or indirectly displaced from the site upon which a project is constructed, using this MFTE program or the center or immediate RTA as a matter of ongoing occupancy.

The applicant shall demonstrate they provided prospective residents of the units constructed a first right of return, to the general proximity or exact site, anyone who can demonstrate displacement due to rent increases or who were directly displaced from the site or immediate area due to direct impacts of the project.

Additionally, the owner shall demonstrate compliance, through their tenant screening process, that applicants for residence that are first-in-time qualified applicants are being offered tenancy in the units.”