



WEEKLY REPORT TO THE CITY COUNCIL

June 17, 2021

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ITEMS OF INTEREST

1. **We would like to congratulate Mayor Victoria Woodards and Community and Economic Development department Project Manager Debbie Bingham, who both won Association of Washington Cities 2021 Advocacy All-star Awards!** Mayor Woodards met with legislators' multiple times and testified in support of AWC's police reform agenda multiple times. Mayor Woodards and her Tacoma team were invaluable with their support and advocacy for the AWC police reform legislative priorities. Debbie Bingham spent considerable time helping evaluate proposed amendments to the Multifamily Tax Exemption (MFTE) program. She helped our stakeholder coalition stay informed on what changes were administrable and likely to be effective and which changes were going to be problematic.
2. City-funded Temporary and Emergency Shelter Performance: The City posts weekly information about its Temporary and Emergency Shelter locations including current census, number of available beds and exits to housing. **This information can be found at <https://cms.cityoftacoma.org/NCS/City%20Authorized%20Emergency%20Shelter%20Sites/Weeklydataupdate.pdf> and is updated weekly.**
3. City Manager Elizabeth Pauli provides the attached approved **Purchase Contract Awards** for the week of June 14, 2021.
4. Media and Communications Director Tanisha Jumper provides the attached **City of Tacoma Branding Refresh memorandum**.
5. Please see the attached City of Tacoma **Weekly Meeting Schedule**.
6. Police Chief Michael Ake provides the attached **Weekly Crime Report**.

STUDY SESSION/WORK SESSION

7. The **City Council Study Session** of Tuesday, June 22, 2021, will be conducted through Zoom conference. The public can watch the meeting at: tvtacoma.com. Discussion items will include: (1) **Heal the Heart Update**; (2) **Homelessness Update**; (3) **Other items of Interest: Multi-Family Housing Tax Exemptions & Equity Index and Manuel Ellis Investigation Update**; (4) **Committee Reports**; (5) **Agenda Review and City Manager's Weekly Report**; (6) **Executive Session – Reviewing the Performance of a Public Employee**.

On our first agenda item, the Core Coordinating Team will provide an **update on Heal the Heart**.

On our second agenda item, the Neighborhood and Community Services department will provide an **update on the City of Tacoma's Homelessness efforts**.

Under Other Items of Interest, **the following items will be discussed:**

- Council Member John Hines **Council Action Memorandum - Multi-Family Housing Tax Exemptions and Equity Index.**
- **Manuel Ellis Investigation Update**

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

MARK YOUR CALENDARS

9. There are no new events currently.

Sincerely,



Elizabeth Pauli
City Manager

EAP:ram

Purchase Contract Awards
For Weekly Report to the City Manager

Week of June 14, 2021

Specification	Description	Awardee	Amount
ES20-0149F	Wastewater Sewer Replacement Project – Various Areas	Northwest Cascade, Inc.	\$1,388,909.00, plus a 15 percent contingency, for a project contract total of \$1,597,245.35, plus applicable taxes
ES17-0269F	Contract Amendment for Construction Costs - Jefferson & Hood Street Surface Water Interceptor Project	James W. Fowler Co.	\$4,493,695.35, plus a 15 percent contingency, for a contract total of \$8,443,549.65, plus any applicable taxes
PW21-0434F	Streets Initiative Package #14	Tucci & Sons Inc.	\$4,195,519.25, plus a 15 percent contingency, for a cumulative total of \$4,824,847.13, plus applicable taxes
ES20-0086F	Contract Increase for Additional Construction Costs SWM Compressed Natural Gas Fueling Station Upgrade Project	General Mechanical	Up to \$350,000.00, for a projected contract total of \$3,590,351.61, plus any applicable taxes
DNW CW2242107 - HDR Engineering, Inc.	Requests a waiver of competitive procurement procedures and recommends that a contract be awarded to HDR Engineering, Inc.	HDR Engineering, Inc.	\$551,896.72, plus any applicable taxes



City of Tacoma

City Manager Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Michael P. Slevin III, P.E., Environmental Services Director *GMS MPS*
John Burk, P.E., ES Science & Engineering Division Manager
COPY: City Manager, City Council, City Clerk, EIC Coordinator, LEAP Coordinator,
Jordan Ennis, P.E., and Doreen Klaaskate, Senior Buyer, Finance/Purchasing
SUBJECT: Wastewater Sewer Replacement Project – Various Areas: Grace Missionary
Baptist Church, 305 S Tacoma Way, Yakima Ave Alley, Seashore Dr, Melrose &
Oakes Alley, and S 27th St Alley
Request for Bids Specification No. ES20-0149F
DATE: May 10, 2021

Pursuant to the City of Tacoma March 12, 2020, state of emergency proclamation in response to COVID-19, made in accordance with Tacoma Municipal Code Chapter 1.10., contract awards for purchases must be approved by the City Manager or designee.

RECOMMENDATION SUMMARY:

The Environmental Services Department recommends a contract be awarded to Northwest Cascade, Inc., Puyallup, WA, in the amount \$1,388,909.00, plus a 15 percent contingency, for a project contract total of \$1,597,245.35, plus applicable taxes, budgeted from the wastewater fund to replace aging wastewater sewer mains at various locations in Tacoma.

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Assure outstanding stewardship of the natural and built environment.

This project will replace aging wastewater pipes, structures, and side sewers. Roadways impacted by the proposed underground utility replacement work will be restored to existing or better condition. This work supports a safe city with healthy residents and assures outstanding stewardship of the natural and built environment of these neighborhoods.

BACKGROUND:

This project will replace approximately 2,150 linear feet of wastewater sewer main, including side sewer laterals, cleanouts, and street restoration. The work will occur at multiple locations throughout the City of Tacoma.

ISSUE: The underground wastewater mains are reaching the end of their service life and are at risk of failure.

ALTERNATIVES: Taking no action would put the City at risk of future pipe failures, which may result in untreated wastewater overflowing into the Puget Sound. Pipe rehabilitation was also considered, but the mains are not in adequate condition to do so.



City of Tacoma

COMPETITIVE SOLICITATION:

Request for Bids for Specification No. ES20-0149F was opened April 20, 2021. The project was advertised in normal publications. Two submittals were received.

Northwest Cascade, Inc. submitted a bid that resulted in the lowest evaluated submittal after consideration of Equity in Contracting (EIC) participation goals. The table below reflects the amount of the base award.

<u>Respondent</u>	<u>Location</u> (city and state)	<u>Submittal Amount</u>
Northwest Cascade Inc.	Puyallup, WA	\$1,388,909.00
Rodarte Construction Inc. (non-responsive*)	Auburn, WA	\$1,297,927.58

**After evaluating the bid submitted by Rodarte Construction Inc., the EIC Office deemed it non-responsive due to its failure to meet the EIC requirements listed below. At the time of the bid deadline, the Minority Business Enterprise (MBE) subcontractor listed was not MBE certified in the OMWBE Directory, which is a requirement of the EIC Program criteria as detailed in Chapter 1.07 of the Tacoma Municipal Code.*

Pre-bid Estimate: \$1,454,515.00

The recommended award is five percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Replacement of these pipes will reduce the risk of failure, thereby reducing the potential for discharge of untreated wastewater into Puget Sound, resulting in a positive environmental impact.

EIC/LEAP COMPLIANCE: The recommended contractor is in compliance with the EIC Regulation requirements per memorandum dated April 22, 2021. The EIC requirements for this project are 6 percent for MBE, 4 percent for Women's Business Enterprise (WBE), and 10 percent for Small Business Enterprise (SBE). The EIC utilization levels of the recommended contractor, Northwest Cascade, Inc., are approximately 6 percent for MBE, 5 percent for WBE, and 10 percent for SBE. The Local Employment and Apprenticeship Training Program (LEAP) requirements are 15%.



City of Tacoma

FISCAL IMPACT:**EXPENDITURES:**

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4300 ES Wastewater Fund	ENV-04023-19-04	5330100	\$1,597,245.35
TOTAL			Up to \$1,597,245.35

REVENUES:


FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4300 ES Wastewater Fund	523900	Rate Revenues	\$1,597,245.35
TOTAL			\$1,597,245.35

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,597,245.35, plus any applicable taxes.


ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes.


IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A.


APPROVED

DocuSigned by: 6/4/2021

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Elizabeth A. Pauli, City Manager (or designee)

DS 6/4/2021


DS 6/4/2021


DS 6/4/2021




City of Tacoma

City Manager Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Michael P. Slevin III, P.E., Director, Environmental Services *GMS mps*
John Burk, P.E., Division Manager, Science and Engineering
COPY: City Manager, City Council, City Clerk, EIC Coordinator, LEAP Coordinator,
Eric Johnson, P.E., Assistant Division Manager, Christa Lee, P.E., Project
Manager, and Doreen Klaaskate, Senior Buyer, Finance/Purchasing
SUBJECT: Contract Amendment for Construction Costs - Jefferson & Hood Street Surface
Water Interceptor Project, Specification No. ES17-0269F
DATE: May 18, 2021

Pursuant to the City of Tacoma March 12, 2020, state of emergency proclamation in response to COVID-19, made in accordance with Tacoma Municipal Code Chapter 1.10., contract awards for purchases must be approved by the City Manager or designee.

RECOMMENDATION SUMMARY:

The Environmental Services Department requests approval to increase Contract No. 4600013207, with James W. Fowler Co., Dallas, OR, by an amount of \$4,493,695.35, plus a 15 percent contingency, for a contract total of \$8,443,549.65, plus any applicable taxes, budgeted from the ES Surface Water Fund 4301, for construction of the Jefferson & Hood Street Surface Water Interceptor Project

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Assure outstanding stewardship of the natural and built environment.

This new surface water interceptor will provide additional capacity intended to help address flooding in the lower downtown area and provide additional capacity for growth. A reduced risk of stormwater flooding represents an improvement to human health and the environment.

BACKGROUND:

ISSUE: Currently, during intense rain events, flooding can occur in various areas of downtown Tacoma. This flooding can result in property damage and disruption to traffic. Providing additional capacity to the City's surface water system in this area in the form of a new 60-inch diameter interceptor pipe will help address the current capacity limitations and also allow for future growth in the downtown area.

In 2017 the City determined the progressive design-build contracting method offered significant advantages over the traditional design-bid-build (low bid) delivery method and was best suited to meet project goals. The City selected the design-build team of James W. Fowler Co. (contractor) and Kennedy Jenks (design consultant) to design and build the new surface water interceptor and new outfall in two distinct stages. In February 2018, James W. Fowler Co. was awarded and has subsequently completed Stage 1 of the Progressive Design Build contract which included engineering services necessary to advance the design to 60 percent.



City of Tacoma

Stage 2 work will include the final design and construction of the project and will be executed in two phases. This contract amendment will cover Phase 1 of construction, including procurement of long-lead time materials and equipment, including sheet piling, steel/concrete/fiberglass pipe, and rental of a microtunnel boring machine. A future amendment to authorize Phase 2 of construction is currently anticipated to be brought before the City Council for consideration in July 2021 and will be substantial in value, currently estimated in the range of \$20 million.

Since the COVID-19 pandemic began, prices of construction materials have risen. Due to these recent increases for materials such as, steel and concrete pipe, Environmental Services is requesting the 15 percent contingency to address market volatility.

ALTERNATIVES: The alternative is taking no action and not constructing this new surface water interceptor and outfall, thereby accepting the risk of continued surface water flooding and potential additional challenges related to surface water from future development in the downtown Tacoma area. If additional surface water capacity is not constructed, the risks will continue to increase over time.

COMPETITIVE SOLICITATION: This contract was originally awarded to James W. Fowler Co. as a result of Request for Proposals Specification No. ES17-0269F in December 2017 via Purchase Resolution No. 39943, in the amount of \$3,100,800.00, plus applicable taxes for Stage 1 Preliminary Services.

CONTRACT HISTORY: Contract Amendment No. 1 increased Stage 1 Preliminary Services by \$175,000.00 in August 2020, bringing the contract cumulative total to \$3,275,800.00, plus any applicable taxes. This proposed increase for Stage 2 Construction will be the second amendment to the contract with James W. Fowler Co, resulting in a new contract total of \$8,443,549.65, plus any applicable taxes.

SUSTAINABILITY: The construction of additional surface water capacity to help reduce future flooding represents the best solution with respect to potential impact on human health and environment.

EIC/LEAP COMPLIANCE: James W. Fowler Co. will be in compliance with the Equity in Contracting (EIC) Regulation requirements per the contract; to be met during the upcoming construction. The EIC requirements for this project are 8 percent for Minority Business Enterprise (MBE), 3 percent for Women's Business Enterprise (WBE), and 10 percent for Small Business Enterprise (SBE). The Local Employment and Apprenticeship Training Program goal is 15 percent.



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FISCAL IMPACT:**EXPENDITURES:**

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4301 ES SURFACE WATER	ENV-03029-02-04	5330100	\$5,167,749.65
TOTAL			Up to \$5,167,749.65

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4301 ES Surface Water	521900	Various Rates	\$5,167,749.65
TOTAL			\$5,167,749.65

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$5,167,749.65, plus any applicable taxes

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? YES

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A

APPROVED

DocuSigned by: 6/2/2021

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Elizabeth A. Pauli, City Manager (or designee)

DS 6/2/2021

DS 6/2/2021

DS 6/2/2021



City of Tacoma

City Manager Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *kk*
Michael P. Slevin III, P.E., Environmental Services Director *GMS MPS*
Basel Kitmitto, P.E., Project Manager, Public Works Engineering
COPY: City Manager, City Council, City Clerk, EIC Coordinator, LEAP Coordinator, and
Doreen Klaaskate, Finance/Purchasing
SUBJECT: Streets Initiative Package #14 - Request for Bids Specification No. PW21-0434F
DATE: May 24, 2021

Pursuant to the City of Tacoma March 12, 2020, state of emergency proclamation in response to COVID-19, made in accordance with Tacoma Municipal Code Chapter 1.10., contract awards for purchases must be approved by the City Manager or delegee.

RECOMMENDATION SUMMARY:

The Public Works Department recommends a contract be awarded to Tucci & Sons Inc., Tacoma, WA, in the amount of \$4,195,519.25, plus a 15 percent contingency, for a cumulative total of \$4,824,847.13, plus applicable taxes, budgeted from various departmental funds, for the construction of roadway improvements, sanitary and storm sewer upgrades, water infrastructure upgrades, curb ramp replacement, alley way access improvements, and curb/gutter repairs. This project also includes residential sidewalk replacements, slope stabilization for a portion of roadway on the western side of Norpoint Way, and guardrail replacement on Northshore Parkway.

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

The project will improve the roadway and utility infrastructure by rehabilitating driving surfaces for vehicles and bicycles, replacing curb ramps to meet ADA standards, replacing/upgrading existing water, storm sewer and sanitary sewer utility lines, installing new water, storm sewer and sanitary sewer utility lines where necessary, and replacing guardrail that was damaged from a car accident. Planting of trees is also a part of this project where feasible.

BACKGROUND:

The citizens of Tacoma approved the Street Initiatives (Proposition A and Proposition No. 3) in November 2015, approving funding to repair and improve City streets. The 2015 Voted Street Initiative Fund 1085 was created and approved by the City Council under Ordinance No. 28344 on February 9, 2016. This fund provides for arterial street improvements, non-motorized improvements, and residential street repairs.



City of Tacoma

ISSUE: The project's construction includes new roadway sections where existing road section failure exists, asphalt grind and overlay where feasible to maintain roadway surfaces, and curb/gutter repair as needed. The project also includes the construction of sanitary and storm sewer infrastructure upgrades, as well as water infrastructure installation and upgrades. Curb ramp improvements, alley way access replacement, and sidewalk repair where feasible will be completed as needed to meet ADA standards. This project also includes residential sidewalk replacement where damaged sidewalks have been reported to the City, slope stabilization for a portion of failing roadway on the western side of Norpoint Way, and guardrail replacement damaged by a car accident on the Northshore Parkway in Northeast Tacoma.

ALTERNATIVES: The alternative to performing the street restoration and improvements is to complete only minor repairs, which would not meet the intent of the voter-approved Initiative.

COMPETITIVE SOLICITATION:

Request for Bid Specification No. PW21-0434F was opened April 13, 2021. 38 companies were invited to bid in addition to normal advertising of the project. Three (3) submittals were received.

Tucci & Sons Inc. submitted a bid that resulted in the lowest evaluated submittal after consideration of Equity in Contracting (EIC) participation goals.

The table below reflects the amount of the base award.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u>
Tucci & Sons Inc.	Tacoma, WA	\$4,195,519.25
Northwest Cascade Inc.	Puyallup, WA	\$4,564,558.60
Pivetta Brothers Construction	Sumner, WA	\$4,962,709.81

Pre-bid Estimate: \$4,519,473.00

The recommended award is 7 percent below the pre-bid estimate.

Based on the estimated 140 working days staff believes this project will result in 11,200 labor hours.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The project will improve the City's infrastructure, and safety of residents by providing a new driving surface for motorized and non-motorized travel. ADA compliant curb ramps will also be installed as part of the contract addressing social equity factors, including mobility, as well as ergonomic and human health impacts. Utility installation, upgrades, and maintenance will ensure utilities are operating at current and future demands.

EIC/LEAP COMPLIANCE: The recommended contractor is in compliance with the EIC Regulation requirements per memorandum dated April 15, 2021. The EIC requirements for this project are Minority Business Enterprise (MBE) 9 percent, Women's Business Enterprise (WBE) 5 percent and Small Business Enterprise (SBE) 14 percent. The EIC utilization levels of the recommended contractor, Tucci & Sons Inc., are MBE 11.19 percent, WBE 11.72 percent, and SBE 14.61 percent.



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The Local Employment and Apprenticeship Training Program (LEAP) requirements include a Local Employment Goal of 15 percent and an Apprentice Utilization Goal of 15 percent.

FISCAL IMPACT:**EXPENDITURES:**

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1085 PW Streets Initiative Fund	PWK-00434-14-03	5330100	\$2,811,706.15
4300 ES Wastewater Fund	ENV-04023-20-04	5330100	\$243,169.51
4301 ES Surface Water Fund	ENV-03031-07-04	5330100	\$1,268,052.02
4600 Tacoma Water Fund	WTR-00478-02-03	5330100	\$501,919.45
TOTAL			Up to \$4,824,847.13

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1085 PW Streets Initiative Fund	663020	Various	\$2,811,706.15
4300 ES Wastewater Fund	523900	Rate Revenues	\$243,169.51
4301 ES Surface Water Fund	521900	Rate Revenues	\$1,268,052.02
4600 Tacoma Water Fund	587501	6311170	\$501,919.45
TOTAL			\$4,824,847.13

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$4,824,847.13

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A

APPROVED

DocuSigned by: 6/10/2021

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Elizabeth A. Pauli, City Manager (or designee)

DS 6/9/2021

DS 6/10/2021

DS 6/10/2021



City of Tacoma

Contract Amendment Memo
Contract No. CW2237809
CNG Fueling Station Upgrade

TO: Elizabeth A. Pauli, City Manager
FROM: Michael P. Slevin III, P.E., Director, Environmental Services
John Burk, P.E., Division Manager, Science and Engineering
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator,
Jody Bratton, P.E., Senior Project Manager, and Samol Hefley, Finance/Purchasing.
SUBJECT: Contract Increase for Additional Construction Costs
SWM Compressed Natural Gas Fueling Station Upgrade Project
Specification No. ES20-0086F; Contract No. CW2237809
DATE: May 26, 2021

Pursuant to the City of Tacoma March 12, 2020, state of emergency proclamation in response to COVID-19, made in accordance with Tacoma Municipal Code Chapter 1.10., contract awards for purchases must be approved by the City Manager or designee.

RECOMMENDATION SUMMARY:

The Environmental Service Department requests approval to increase Contract No. CW2237809 with General Mechanical, Tacoma, WA, by an amount up to \$350,000.00, for a projected contract total of \$3,590,351.61, plus any applicable taxes, budgeted from ES Solid Waste Fund 4200, to install collection truck block heater receptacles, electric vehicle charging stations and electrical conduits for future flame detection instrumentation determined needed during construction of the Compressed Natural Gas (CNG) Fueling Station Upgrade Project.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

Solid Waste Management's (SWM) CNG Fueling Station Upgrade will create facilities to allow for the fueling of the Environmental Services Department (ES) conversion of SWM's collection system fleet from diesel fuel to CNG. Doing so will create an environmental benefit by reducing greenhouse gas emissions and supporting the use of renewable fuels for transportation purposes.

BACKGROUND:

The original scope of this project was to install site improvements to support the City supplied CNG fueling equipment, generator and automatic transfer switch equipment. The project included construction of concrete pads, concrete raceways for new fuel pipe, tubing and electrical wiring, a new fueling station with metal building canopy, and fuel management system. In addition, the project construction will provide for improved lighting for fleet, on-site operations of the new equipment, the container maintenance facility and the removal of power poles in the vicinity of the project. The work is occurring at the SWM Recovery and Transfer Center.

The existing collection fleet block heater assemblies were built as part of the truck parking lot improvements back in 2013. During initial use, the existing system was found to not have sufficient capacity to adequately power simultaneously all the truck fleet block heaters. In addition, the existing configuration of the system provided four vehicle receptacles per support



City of Tacoma

post. Collection vehicles serviced by these block heaters parked on both sides of the fueling barricades requiring extension cords be draped over the barricades to plug in. The extension cord draping does not allow for a clear walking path in front of the truck for drivers to access their vehicles and is a tripping safety hazard. This additional work will provide for receptacles on both sides of the barricade eliminating the tripping hazard and the receptacle posts will be installed closer to the vehicle to allow for the walking path. The ability to safely use block heaters for the SWM collection fleet supports the Safety Culture initiative and reduces idle times for trucks during the cold months of the year, providing a reduction in fuel use and greenhouse gas emissions, and operational efficiencies.

As part of a grant with the Washington State Department of Ecology the City, through this contract, will be purchasing and installing electrical vehicle (EV) charging infrastructure for employee use. This work is to help accelerate the transition to zero emission vehicles by enhancing employee access to EV charging in the workplace. As part of the SWM Parking Lot Improvements constructed in 2019, electrical conduits were installed for future installation of three additional EV charging stations. This project will purchase and install three additional EV charging station equipment and install electrical wiring to provide the required power.

During construction of the project, our CNG design expert informed the project team of a future requirement to install flame detection and arrestor equipment on CNG time fill truck fueling stations. This project will install the required future conduits for future installation of the electrical wiring and instrumentation devices anticipated with the new rule.

ISSUE: The existing CNG fuel station does not have capacity for the existing and expanded fleet of CNG fueled vehicles. The upgrades are necessary to ensure the collection system fleet can be fueled to provide solid waste collection and disposal services for our citizens. These improvements are paramount to the continuity of operations of the fleet. A failure in proper facilities to fuel our vehicles could result in negative impacts to public health and safety.

ALTERNATIVES: One alternative is taking no action which could result in an increase in fuel use, greenhouse gas emissions and reduction in the operational efficiencies gained by the implementation of these additional improvements.

COMPETITIVE ANALYSIS: This contract was originally awarded to General Mechanical as a result of a Request for Bids Specification ES20-0086F in August 2020, per City Manager Action Memorandum dated August 7, 2020, in the amount of \$3,240,351.61, plus applicable tax.

CONTRACT HISTORY:

The original contract was awarded to General Mechanical on August 7, 2020, in the amount of \$2,700,293.01, plus applicable tax, plus a 20 percent contingency, for a cumulative total of \$3,240,351.61.

The proposed amendment would increase the contract up to \$350,000.00, for a projected contract total of \$3,590,351.61, plus applicable taxes, for requested changes to enhance the overall project improvements for safety, reduction in greenhouse gas emissions and other operational efficiencies that will be realized.



City of Tacoma

SUSTAINABILITY: CNG-fueled vehicles emit up to 20 percent less greenhouse gas compared to traditional diesel-fueled vehicles and result in a reduced carbon footprint, leaving a better Tacoma now and for future generations.

EIC/LEAP COMPLIANCE: General Mechanical will be in compliance with the Equity in Contracting (EIC) Regulation requirements per the contract. The EIC requirements for this project are 1 percent Minority Business Enterprise (MBE), 1 percent Women's Business Enterprise (WBE) and 2 percent Small Business Enterprise (SBE). The Local Employment and Apprenticeship Training Program (LEAP) goal is 15 percent.

FISCAL IMPACT:**EXPENDITURES:**

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4200 ES Solid Waste Fund	ENV-02009-12-02	5330100	\$350,000.00
TOTAL			Up to \$350,000.00

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4200 ES Solid Waste Fund	512000	Rate Revenues	\$350,000.00
TOTAL			\$350,000.00

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$350,000.00, plus applicable tax

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

This amendment is approved.

DocuSigned by: 6/10/2021

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Elizabeth A. Pauli, City Manager (or designee)

DS 6/9/2021

DS 6/10/2021

DS 6/10/2021



City of Tacoma

City Manager Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Kurtis D. Kingsolver, P.E, Public Works Director/City Engineer *KDK*
Susie Rogers, Senior Real Estate Officer, Public Works
COPY: City Manager, City Council, City Clerk, EIC Coordinator, LEAP Coordinator, and
Tad Carlson, Finance/Purchasing
SUBJECT: Right of Way Acquisition Services
Direct Negotiation, Contract No. CW2242107
DATE: June 2, 2021

Pursuant to the City of Tacoma March 12, 2020, state of emergency proclamation in response to COVID-19, made in accordance with Tacoma Municipal Code Chapter 1.10., contract awards for purchases must be approved by the City Manager or designee.

RECOMMENDATION SUMMARY:

The Public Works Department requests a waiver of competitive procurement procedures and recommends that a contract be awarded to HDR Engineering, Inc., Bellevue, WA, for right of way acquisition services for the Madison District Green Infrastructure project, Historic Water Ditch Trail Phase III project, and Links to Opportunity Project, in the amount of \$551,896.72, plus any applicable taxes.

STRATEGIC POLICY PRIORITY:

The three projects listed above align with the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.

Acquiring this service supports the three listed priorities by allowing the projects to proceed to construction. All the projects are corridor projects that will address one or more of the three priorities with either new sidewalks, streets, or trails.

BACKGROUND:

Madison District Green Infrastructure Project (Madison Green Project)

The Madison District Green Infrastructure project is a permeable pavement project retrofitting approximately 16 blocks of failing residential roadways between South 43rd Street and South 47th Street and between South Puget Sound Avenue and South Pine Street. With funding from the Department of Ecology (DOE), the neighborhood will receive new permeable streets and sidewalks including a shared use path, street trees, curb ramps, and upgraded utilities. There are a total of three (3) Temporary Construction Easements (TCE), nine (9) Temporary Construction Permit (TCP) parcel and thirteen (13) Shared Driveway Agreements (SDA) acquisitions for access, sidewalk, Americans with Disabilities Act (ADA), and driveway improvements.

Historic Water Ditch Trail Phase III Project (Water Ditch Project)

The City is working to improve pedestrian and bicycle safety along the South Tacoma Way Corridor by restoring the six-and-a-half-mile Historic Water Ditch Trail. Phase three of the project between South Pine and South M Streets is one of the final links in the trail to connect South



City of Tacoma

Tacoma with downtown, the Tacoma Dome and the Thea Foss Waterway. There are a total of 22 parcels to be acquired comprised of fee Right of Way Dedications (ROW Deeds) and TCE acquisitions. Major improvements in existing or new right of way (ROW) will require leases or permits to remain.

Links to Opportunity Project (LTO Project)

The Links to Opportunity Project was initiated in 2016 to actively engage the community in designing streetscape improvements along Sound Transit's Hilltop Tacoma Link Extension route, which runs along Martin Luther King Jr. Way between Division Avenue and South 19th Street. The scope of these improvements include sidewalks, lighting, street furniture, wayfinding signage, trees, and landscaping. The resulting streetscape design will enable safe access for all users including pedestrians, cyclists, motorists, and transit riders of all ages and abilities. There are a total of 63 TCEs to be secured/required to move site improvements out of the existing right of way allowing for construction of the project.

ISSUE: Real Property Services (RPS), a section within the Public Works Department, is responsible for managing all City rights of way and real property, including acquiring any necessary property rights for public works projects. The foregoing projects represent a significant increase in workload for existing staff and the project timeline does not allow hiring of additional temporary staff. Therefore, RPS requires additional contract right of way acquisition resources to adequately handle and manage the projects in a timely manner in order not to jeopardize project funding deadlines and construction schedules.

ALTERNATIVES: In the event the request for additional resource assistance is denied, in-house staff of two (2) will handle all acquisitions. However, schedules will be significantly delayed, funding may be at risk, and all other RPS work will have to be reprioritized.

COMPETITIVE ANALYSIS:

Direct Negotiation was the method of procurement as allowed per City of Tacoma Purchasing Policy Manual and Tacoma Municipal Code 1.06.256 B. Grant deadlines, construction schedule, and insufficient staff to perform the work in-house to meet timelines were factoring considerations. Thus a direct negotiation is requested to contract with HDR Engineering, Inc. for ROW services on these projects.

In 2019, City of Tacoma utilized Pierce County Contract No. SC-103239 (Personal Services Agreement for on-call ROW acquisition services) to identify and select HDR Engineering, Inc. for City ROW projects. HDR Engineering, Inc. established that they are qualified, efficient, and timely in completing City ROW corridor projects and so the City continued to negotiate the scope of work with them until it was identified that the Pierce County contract would expire before this scope of work would be completed. HDR Engineering, Inc. was in on-going discussions on the foregoing projects and given project funding deadlines and construction schedules, it was determined that a direct negotiation with HDR Engineering, Inc. was the best way forward on these three projects.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Not applicable.



City of Tacoma

EIC/LEAP COMPLIANCE: Not applicable.

FISCAL IMPACT:**EXPENDITURES:**

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Madison Green Project --- 4301 ES Surface Water Fund	ENV-03031-25-01	5330100	\$125,902.65
Water Ditch Project --- 1085 Street Initiative Fund	PWK-00561-09-05 & -10-02	5330100	\$245,920.51
LTO Project --- 1060-CAPTL (PW Street Capital Projects)	PWK-G0041-03-02	5330100	\$180,073.56
TOTAL			Up to \$551,896.72

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Madison Green Project --- 4301 ES Surface Water Fund	521900	Rate Revenues	\$125,902.65
Water Ditch Project --- 1085 Street Initiative Fund	663020	Various	\$245,920.51
LTO Project --- Streets Initiative Revenues	PWK-G0041-FS-02	6311108	\$180,073.56
TOTAL			\$551,896.72

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$551,896.72**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? YES.****IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A.**

APPROVED

DocuSigned by: 6/14/2021

 32F840585F1B401...

Elizabeth A. Pauli, City Manager (or designee)

DS 6/11/2021

DS 6/13/2021

DS 6/14/2021

Revised: 01/20/2021



City of Tacoma

Date: March 3, 2021

To: Elizabeth A. Pauli, City Manager

From: Kurtis D. Kingsolver, P.E., Public Works Director
Justin E. Davis, Division Manager, Facilities Management, Public Works Department
Susie Rogers, Senior Real Estate Officer, Real Property Services Section, Facilities Management Division, Public Works Department

Subject: Authorization of Direct Negotiation for Professional Services and Personal Services over \$25,000

For your review and recommendation.

In accordance with TMC 1.06.256 (B), Public Works Department, Facilities Management Division, Real Property Services Section requests a waiver of the competitive solicitation process and authorization to directly negotiate with HDR, Inc., Bellevue, Washington, for right of way acquisition and consulting services, for an amount of \$553,000.00 plus applicable sales tax.

Direct negotiation approval constitutes a waiver of further competitive solicitation for amendments to the subject contract provided that any such amendment(s) shall be signed by personnel as authorized in the Delegation of Procurement Signature and Approval Authority memorandum. Contract totals shall not exceed \$500,000 without City Council or Public Utility Board approval as appropriate.

EXPLANATION: Real Property Services requests authorization to enter into contract for right of way acquisition/consulting services for the following three (3) projects:

The Links to Opportunity (LTO) Project is a streetscape improvement project along Sound Transit's Hilltop Tacoma Link Extension route which runs along Martin Luther King Jr. Way between Division Avenue and South 19th Street. The scope of these improvements include sidewalks, lighting, street furniture, wayfinding signage, trees, and landscaping. The resulting streetscape design will enable safe access for all users including pedestrians, cyclists, motorists, and transit riders of all ages and abilities.

The Madison District Green Infrastructure Project is a permeable pavement project retrofitting approximately 16 blocks of failing residential roadways between South 43rd Street and South 47th Street and between Puget Sound and Pine Street. The scope of these improvements include new permeable streets and sidewalks including a shared use path, street trees, curb ramps, and upgraded utilities.

The Water Ditch Trail Phase IIIA & IIIB Project will improve pedestrian and bicycle safety along the South Tacoma Way Corridor by restoring the six-and-a-half-mile Historic Water Ditch Trail. Phase III of the project between South Pine and South M Streets is one of the final links in the trail to connect South Tacoma with downtown, the Tacoma Dome and the Thea Foss Waterway.

JUSTIFICATION FOR DIRECT NEGOTIATION:

1. Explain why it's in the best interest of the city to waive the competitive solicitation process.



City of Tacoma

It is in the City's best interest to waive the competitive solicitation process in order to meet grant funding and construction deadline requirements for all three projects.

2. Is this purchase based on a previous competitive solicitation conducted by the City or other agency? If yes, provide the contract information, specification number, etc., and explain the relationship of this request to the previous contract.

Yes. This purchase is based on a previous competitive solicitation conducted by Pierce County under RFP #1533 from which on-call Contract No. SC-103239 was issued to HDR for appraisal and acquisition services. This request to use HDR is based on past services provided by HDR to the City under the Pierce County contract, which showed consultant capability of meeting or exceeding contract and work expectations for corridor right of way acquisition projects.

3. Describe the screening efforts made to identify potential service providers.

City is relying on the competitive solicitation conducted by Pierce County under RFP #1533 from which on-call Contract No. SC-103239 was issued to HDR for appraisal and acquisition services.

4. Describe the efforts made to assure that the City is receiving the lowest or best price possible.

The cost estimates provided by HDR for the three projects have been compared to costs from previous corridor projects for right of way acquisition services and is in-line with previous contract amounts for level of work required.

FUNDING: Funds for this purchase are available as follows:

- Links to Opportunity - 1060 Capital Projects – PWK-G0041-03-02;
- Madison District Green Infrastructure – 4301 Surface Water General Fund - ENV-03031-25-03;
- Water Ditch Trail Phase IIIA & IIIB – 1065 General Fund - PWK-00561-09-01.

EIC COMPLIANCE: The Department/Division has checked the [City of Tacoma Small Business Enterprise \(SBE\) and Equity in Contracting \(EIC\) website](#) for opportunities to contract with SBE/EIC firms on February 19, 2021.

The recommended vendor is not a registered SBE.

PROJECT COORDINATOR: Susie Rogers, Public Works Department/Facilities Management Division/Real Property Services Section. Phone: 253-591-5566/ Email: srogers@cityoftacoma.org.

TSK2821579045 Get Direct Negotiation Approval

Round 1: Approved ⓘ

Summary

This task will send the waiver for approval. Approvers are automatically populated based on the department and dollar amount.

☐ Sourcing Request Documents (Read Only)

 SR2821579017_Info_Sheet ▾

 SR2821579017_DN_Waiver ▾

☐ Reference Documents

This task has been completed. You can do any of the following:

- Review comments made about this document on the Task History tab.
- Add any additional comments you want the task owner to see.

Properties Task History Approval Flow

Add Comment

Owner

Justin Davis ▾

Approved

Kurtis Kingsolver ▾

Approved

Tadd Gregory Wille ▾

Approved

Threaded ⌵

Date

03/12/2021 10:46 AM

03/15/2021 08:32 AM

03/15/2021 08:47 AM

TSK2821579045 Get Direct Negotiation Approval

Round 1: Approved ⓘ

Summary

This task will send the waiver for approval. Approvers are automatically populated based on the department and dollar amount.

☐ Sourcing Request Documents (Read Only)

 SR2821579017_Info_Sheet ▾

 SR2821579017_DN_Waiver ▾

☐ Reference Documents

This task has been completed. You can do any of the following:

- Review comments made about this document on the Task History tab.
- Add any additional comments you want the task owner to see.

Properties Task History Approval Flow

Submitted

Approved

✓ Justin Davis (Assistant Director/Division Manager)

Approved

✓ Kurtis Kingsolver (Department Director)

Approved

✓ Tadd Gregory Wille (Assistant City Manager)

Approved



TO: Elizabeth A. Pauli, City Manager
FROM: Tanisha Jumper, Media and Communications Director
SUBJECT: City of Tacoma, Brand refresh
DATE: June 17, 2021

OPENING: This refresh of the current logo will allow us to clean up and modernize the old logo while maintaining brand recognition with fresh colors, clean lines, and brand standards. This will also allow us to roll out the new logo slowly and replace the current logo as budgets allow.

BACKGROUND: The current logo has been in place for more than 25 years. It was created with obsolete graphic design technology and includes a pixelated image of Mt. Rainier. As we developed new concepts for City of Tacoma materials and programs, the need to update the current logo become apparent. A fundamental element in our development of communication plans for City of Tacoma programs and services is branding. Good branding and brand identity builds credibility, establishes a professional image, and offers easy recognition. While we do not have the resources to do a full rebrand or reimagining of the city logo at this time, this refresh created by Adrian Sims, City of Tacoma Graphic Designer, helps us bring our city logo into alignment with our new product and design standards.

FOR MORE INFORMATION: The Media and Communications office is working with departments to determine the full roll out timeline, which will be shared with Council as soon as it is completed.

The first phase of the roll out will include:

- New City Signage
- New business cards
- Social media and web
- Email Signatures
- Newly printed materials
- New City Badges

Departments will not be replacing items with the old logo at this time. They will be asked to order all new items with the new logo. Over the next biennium, we will assess what needs to be replaced to reach the goal of retiring the old logo completely by 2025.

Attached is a PDF link of the new look, colors and perspective uses.

3 REASONS WHY THE CITY OF TACOMA NEEDS A STRONG BRAND RIGHT NOW.

1. Branding builds **credibility**.

By using the same visual elements repeatedly, the City of Tacoma will have a **consistent way to identify our organization** and our services quickly and easily. These elements can include font choice, brand colors, logos and our government seals, which work together to establish credibility by serving as trusted **visual markers**.

2. Branding establishes **professionalism**.

Our staff at the City of Tacoma are some of the most highly-trained and specialized individuals in the workforce, but **poor branding can tarnish** even the ultimate professional. When our government looks professional, our staff look professional. Big-impact branding comes from **small details** such as consistent email signatures, regulated use of the logo and a extensive collection of high-resolution imagery. Establishing quality standards through branding is a cost-effective way to ensure that the City of Tacoma is always presented in the best light possible.

3. Branding is **powerful**.

Beyond visual aesthetics, branding also includes **our voice and language** so it can be used by our organization in targeting a specific group of people.

City of Tacoma Logo Reveal

LOGO EXAMPLE



COLOR



FONTS

Calibri

Used for internal and external marketing and messaging. This will be the primary font used for internal communication with City of Tacoma employees. This font is currently free and in use.

Source Sans Pro

Used for internal and external marketing and messaging. This font is currently in use.

Arial

Used for internal and external marketing and messaging. This will be the secondary font to be used for internal communication with City of Tacoma employees. This font is currently free and in use.

EMAIL SIGNATURE



Jamie Thompson
Finance Department

Media & Communications Office
(253) 534-5914 mobile
asims@cityoftacoma.org



LIVE UNITED



MEETINGS FOR THE WEEK OF JUNE 21, 2021 THROUGH JUNE 25, 2021

TIME	MEETING	LOCATION
MONDAY, JUNE 21, 2021		
4:00 PM	Transit Oriented Development Advisory Group	Please contact Lihuang Wung at lwung@cityoftacoma.org
5:30 PM	Metro Parks Tacoma Board of Commissioners – Committee of the Whole	Please visit https://metroparkstacoma.org
TUESDAY, JUNE 22, 2021		
9:00 AM	Hearing Examiner's Hearing *	Please visit https://cityoftacoma.org/hearingexaminer
10:00 AM	Economic Development Committee	Join Zoom Meeting at: https://zoom.us/j/86824127684 Telephonic: Dial 253-215-8782 Meeting ID: 868 2412 7684 Passcode: 614650
11:00 AM	Bid Opening**	Please visit http://www.tacomapurchasing.org
NOON	City Council Study Session	Join Zoom Meeting at: https://zoom.us/j/89496171192 Telephonic: Dial 253-215-8782 Meeting ID: 894 9617 1192 Passcode: 896569
5:00 PM	City Council Meeting	Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
6:00 PM	City Council Virtual Forum	Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
WEDNESDAY, JUNE 23, 2021		
3:00 PM	Public Utility Board Study Session - CANCELLED	
4:30 PM	Infrastructure, Planning, and Sustainability Committee	Join Zoom Meeting at: https://zoom.us/j/86227234162 Telephonic: Dial 253-215-8782 Meeting ID: 862 2723 4162 Passcode: 614650
4:45 PM	Tacoma Housing Authority – Board of Commissioners	Please contact Sha Peterson at 253-207-4450
5:00 PM	Metro Parks Tacoma Board of Commissioners – Capital Improvement Committee	Please visit https://metroparkstacoma.org
5:30 PM	Landmarks Preservation Commission	Please contact Rueben McKnight at Reuben.McKnight@cityoftacoma.org
6:30 PM	Public Utility Board Meeting	Please contact Charleen Jacobs at CJacobs@cityoftacoma.org
THURSDAY, JUNE 24, 2021		
7:30 AM	Tacoma Community Redevelopment Authority Board	Please contact Erika Bartlett at EBartlett@cityoftacoma.org
9:00 AM	Hearing Examiner's Hearing *	Please visit https://cityoftacoma.org/hearingexaminer
4:30 PM	Community Vitality and Safety Committee	Join Zoom Meeting at: https://zoom.us/j/82370106303 Telephonic: Dial 253-215-8782 Meeting ID: 823 7010 6303 Passcode: 614650
5:00 PM	Land Use Public Meeting ***	Please contact Jana Magoon at JMagoon@cityoftacoma.org
FRIDAY, JUNE 25, 2021		

NO MEETINGS SCHEDULED



Meeting sites are accessible to people with disabilities. People with disabilities requiring special accommodations should contact the appropriate department(s) 48 hours prior to the meeting time.

* Hearing Examiner's Hearings and Local Improvement District Meetings meet on an as-needed basis. Please contact the Hearing Examiner's Office at (253) 591-5195 to confirm whether a meeting will be held this week. Hearings may be held at various times throughout the day.

** Bid Opening will be held on an as-needed basis. Please contact the Finance Procurement and Payables Office at 253-502-8468 or www.tacomapurchasing.org to confirm whether Bid Opening will be held.

*** Land Use Public Meetings meet on an as-needed basis. Please contact Planning Manager, Jana Magoon at (253) 594-7823 to confirm whether a meeting will be held this week.



Citywide Weekly Briefing for 07 June 2021 to 13 June 2021

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	08-Jun-2020	07-Jun-2021	18-May-2020	17-May-2021	01-Jan-2020	01-Jan-2021			
	14-Jun-2020	13-Jun-2021	14-Jun-2020	13-Jun-2021	13-Jun-2020	13-Jun-2021			
Persons	70	70	272	310	1619	1704	0.0%	14.0%▲	5.3%▲
Assault	67	66	254	285	1459	1573	1.5%▼	12.2%▲	7.8%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	1	0	13	10	0.0%	100.0%▼	23.1%▼
Kidnapping/Abduction	0	0	2	3	24	19	0.0%	50.0%▲	20.8%▼
Sex Offenses, Forcible	3	4	15	22	122	102	33.3%▲	46.7%▲	16.4%▼
Property	340	280	1532	1265	9098	8454	17.6%▼	17.4%▼	7.1%▼
Arson	3	4	17	12	59	76	33.3%▲	29.4%▼	28.8%▲
Burglary/Breaking and Entering	38	32	149	122	850	808	15.8%▼	18.1%▼	4.9%▼
Counterfeiting/Forgery	4	1	10	10	71	47	75.0%▼	0.0%	33.8%▼
Destruction/Damage/Vandalism of Property	95	95	405	406	2634	2332	0.0%	0.2%▲	11.5%▼
Fraud	9	4	52	31	416	245	55.6%▼	40.4%▼	41.1%▼
Larceny/Theft	132	96	713	492	3932	3317	27.3%▼	31.0%▼	15.6%▼
Motor Vehicle Theft	47	35	148	146	806	1257	25.5%▼	1.4%▼	56.0%▲
Robbery	8	7	22	25	168	191	12.5%▼	13.6%▲	13.7%▲
Stolen Property	4	4	12	17	136	162	0.0%	41.7%▲	19.1%▲
Society	6	8	52	34	406	244	33.3%▲	34.6%▼	39.9%▼
Drug/Narcotic	1	2	29	8	271	107	100.0%▲	72.4%▼	60.5%▼
Pornography/Obscene Material	1	0	4	3	18	12	100.0%▼	25.0%▼	33.3%▼
Prostitution	0	0	1	0	4	3	0.0%	100.0%▼	25.0%▼
Weapon Law Violations	4	6	18	22	113	121	50.0%▲	22.2%▲	7.1%▲
Citywide Totals	416	358	1856	1609	11123	10402	13.9%▼	13.3%▼	6.5%▼

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 63.6% (42/66) of the Assaults were coded Simple Assault.
- There were 50 DV-related offenses.
- 50.0% (25/50) of the DV-related offenses were Persons.
- 36.4% (24/66) of the Assaults were DV-related.
- DV-related Offenses: 53 ▾ 50
- There were 3 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 43 ▴ 44

Top 5 Locations - Compared to last year

- 4502 S Steele St: 0 ▴ 7
- 2101 Dock St: 0 ▴ 5
- 2401 S 35th St: 0 ▴ 4
- 6615 S 12th St: 0 ▴ 4
- 252 Broadway: 0 ▴ 4
- 2424 S 41st St: 0 ▴ 4
- 1202 N Pearl St: 0 ▴ 4

Top 5 Offense Locations - Compared to last year

- Parking Lot: 63 ▴ 68
- Street/Right Of Way: 68 ▾ 53
- Single Family Residence: 56 ▾ 45
- Apartment: 31 ▾ 25
- Sporting Goods Store: 21 ▾ 16



Sector 1 Weekly Briefing for 07 June 2021 to 13 June 2021

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
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	14-Jun-2020	13-Jun-2021	14-Jun-2020	13-Jun-2021	13-Jun-2020	13-Jun-2021			
Persons	23	20	77	89	433	428	13.0% ▼	15.6% ▲	1.2% ▼
Assault	21	20	74	84	394	402	4.8% ▼	13.5% ▲	2.0% ▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	4	2	0.0%	0.0%	50.0% ▼
Kidnapping/Abduction	0	0	0	1	6	2	0.0%	NC	66.7% ▼
Sex Offenses, Forcible	2	0	3	4	28	22	100.0% ▼	33.3% ▲	21.4% ▼
Property	88	64	402	304	2069	1843	27.3% ▼	24.4% ▼	10.9% ▼
Arson	1	1	8	3	23	26	0.0%	62.5% ▼	13.0% ▲
Burglary/Breaking and Entering	11	10	33	25	177	164	9.1% ▼	24.2% ▼	7.3% ▼
Counterfeiting/Forgery	1	1	2	4	11	15	0.0%	100.0% ▲	36.4% ▲
Destruction/Damage/Vandalism of Property	25	23	95	107	630	566	8.0% ▼	12.6% ▲	10.2% ▼
Fraud	1	1	13	9	75	58	0.0%	30.8% ▼	22.7% ▼
Larceny/Theft	34	14	209	102	951	632	58.8% ▼	51.2% ▼	33.5% ▼
Motor Vehicle Theft	10	8	31	37	139	285	20.0% ▼	19.4% ▲	105.0% ▲
Robbery	3	2	6	6	35	42	33.3% ▼	0.0%	20.0% ▲
Stolen Property	2	2	3	8	23	45	0.0%	166.7% ▲	95.7% ▲
Society	3	3	17	10	74	57	0.0%	41.2% ▼	23.0% ▼
Drug/Narcotic	0	1	11	4	55	27	NC	63.6% ▼	50.9% ▼
Pornography/Obscene Material	1	0	1	0	2	1	100.0% ▼	100.0%	50.0% ▼
Prostitution	0	0	0	0	0	1	0.0%	0.0%	NC
Weapon Law Violations	2	2	5	6	17	28	0.0%	20.0% ▲	64.7% ▲
Sector Totals	114	87	496	403	2576	2328	23.7% ▼	18.8% ▼	9.6% ▼

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 55.0% (11/20) of the Assaults were coded Simple Assault.
- There were 8 DV-related offenses.
- 50.0% (4/8) of the DV-related offenses were Persons.
- 20.0% (4/20) of the Assaults were DV-related.
- DV-related Offenses: 16 ▽ 8
- There were 2 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 15 ▽ 8

Top 5 Locations - Compared to last year

- 2101 Dock St: 0 ▴ 5
- 700 S 25th St: 0 ▴ 3
- E Portland Ave & Puyallup Ave: 0 ▴ 3
- 405 Broadway: 0 ▴ 3
- 1128 St Paul Ave: 0 ▴ 3
- 1626 Marine View Dr: 0 ▴ 2
- There were an additional 11 locations with 2.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 21 ▽ 18
- Parking Lot: 14 ▽ 11
- Other Business: 5 ▴ 8
- Single Family Residence: 19 ▽ 6
- Apartment: 10 ▽ 6



Sector 2 Weekly Briefing for 07 June 2021 to 13 June 2021

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
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	14-Jun-2020	13-Jun-2021	14-Jun-2020	13-Jun-2021	13-Jun-2020	13-Jun-2021			
Persons	11	11	38	52	284	326	0.0%	36.8%▲	14.8%▲
Assault	11	11	38	45	248	296	0.0%	18.4%▲	19.4%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	3	2	0.0%	0.0%	33.3%▼
Kidnapping/Abduction	0	0	0	1	4	4	0.0%	NC	0.0%
Sex Offenses, Forcible	0	0	0	6	29	24	0.0%	NC	17.2%▼
Property	76	62	427	312	2652	2284	18.4%▼	26.9%▼	13.9%▼
Arson	0	1	1	2	6	13	NC	100.0%▲	116.7%▲
Burglary/Breaking and Entering	8	5	34	32	227	213	37.5%▼	5.9%▼	6.2%▼
Counterfeiting/Forgery	1	0	2	2	24	11	100.0%▼	0.0%	54.2%▼
Destruction/Damage/Vandalism of Property	15	17	106	91	772	601	13.3%▲	14.2%▼	22.2%▼
Fraud	1	2	15	6	126	70	100.0%▲	60.0%▼	44.4%▼
Larceny/Theft	34	26	224	141	1249	995	23.5%▼	37.1%▼	20.3%▼
Motor Vehicle Theft	14	9	37	30	180	319	35.7%▼	18.9%▼	77.2%▲
Robbery	2	1	4	6	46	39	50.0%▼	50.0%▲	15.2%▼
Stolen Property	1	1	3	2	16	22	0.0%	33.3%▼	37.5%▲
Society	1	2	3	4	49	30	100.0%▲	33.3%▲	38.8%▼
Drug/Narcotic	0	0	2	0	37	9	0.0%	100.0%▼	75.7%▼
Pornography/Obscene Material	0	0	0	0	2	2	0.0%	0.0%	0.0%
Prostitution	0	0	0	0	0	0	0.0%	0.0%	0.0%
Weapon Law Violations	1	2	1	4	10	19	100.0%▲	300.0%▲	90.0%▲
Sector Totals	88	75	468	368	2985	2630	14.8%▼	21.4%▼	11.6%▼

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 36.4% (4/11) of the Assaults were coded Simple Assault.
- There were 5 DV-related offenses.
- 60.0% (3/5) of the DV-related offenses were Persons.
- 27.3% (3/11) of the Assaults were DV-related.
- DV-related Offenses: 6 ↘ 5
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 7 ↗ 12

Top 5 Locations - Compared to last year

- 6615 S 12th St: 0 ↗ 4
- 252 Broadway: 0 ↗ 4
- 1202 N Pearl St: 0 ↗ 4
- 1105 S Woodlawn St: 0 ↗ 3
- 1 Broadway: 1 ↘ 2
- There were an additional 6 locations with 2.

Top 5 Offense Locations - Compared to last year

- Parking Lot: 11 ↗ 18
- Street/Right Of Way: 10 ↗ 12
- Single Family Residence: 8 ↔ 8
- Apartment: 6 ↗ 7
- Drug Store: 10 ↘ 3
- Medical/Dental/Hospital: 3 ↔ 3



Sector 3 Weekly Briefing for 07 June 2021 to 13 June 2021

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	08-Jun-2020	07-Jun-2021	18-May-2020	17-May-2021	01-Jan-2020	01-Jan-2021			
	14-Jun-2020	13-Jun-2021	14-Jun-2020	13-Jun-2021	13-Jun-2020	13-Jun-2021			
Persons	17	19	78	71	416	408	11.8%▲	9.0%▼	1.9%▼
Assault	17	18	71	66	379	373	5.9%▲	7.0%▼	1.6%▼
Homicide (doesn't include Negligent/Justifiable)	0	0	1	0	5	2	0.0%	100.0%▼	60.0%▼
Kidnapping/Abduction	0	0	0	1	7	6	0.0%	NC	14.3%▼
Sex Offenses, Forcible	0	1	6	4	25	27	NC	33.3%▼	8.0%▲
Property	75	90	326	336	2115	2176	20.0%▲	3.1%▲	2.9%▲
Arson	0	1	3	1	11	13	NC	66.7%▼	18.2%▲
Burglary/Breaking and Entering	14	10	57	37	237	209	28.6%▼	35.1%▼	11.8%▼
Counterfeiting/Forgery	2	0	5	2	23	15	100.0%▼	60.0%▼	34.8%▼
Destruction/Damage/Vandalism of Property	21	30	95	94	601	543	42.9%▲	1.1%▼	9.7%▼
Fraud	2	0	11	10	100	59	100.0%▼	9.1%▼	41.0%▼
Larceny/Theft	27	38	122	139	872	915	40.7%▲	13.9%▲	4.9%▲
Motor Vehicle Theft	7	9	25	44	187	336	28.6%▲	76.0%▲	79.7%▲
Robbery	2	2	5	8	44	58	0.0%	60.0%▲	31.8%▲
Stolen Property	0	0	2	1	34	26	0.0%	50.0%▼	23.5%▼
Society	1	1	20	9	141	80	0.0%	55.0%▼	43.3%▼
Drug/Narcotic	0	1	10	3	92	41	NC	70.0%▼	55.4%▼
Pornography/Obscene Material	0	0	3	2	11	6	0.0%	33.3%▼	45.5%▼
Prostitution	0	0	0	0	2	0	0.0%	0.0%	100.0%▼
Weapon Law Violations	1	0	7	3	36	32	100.0%▼	57.1%▼	11.1%▼
Sector Totals	93	110	424	416	2672	2664	18.3%▲	1.9%▼	0.3%▼

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 72.2% (13/18) of the Assaults were coded Simple Assault.
- There were 17 DV-related offenses.
- 52.9% (9/17) of the DV-related offenses were Persons.
- 50.0% (9/18) of the Assaults were DV-related.
- DV-related Offenses: 11 ⤴ 17
- There was no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 10 ⤴ 14

Top 5 Locations - Compared to last year

- 4502 S Steele St: 0 ⤴ 7
- 2424 S 41st St: 0 ⤴ 4
- 2401 S 35th St: 0 ⤴ 4
- 3740 South Tacoma Way: 0 ⤴ 2
- There were an additional 22 locations with 2.

Top 5 Offense Locations - Compared to last year

- Parking Lot: 20 ⤴ 27
- Street/Right Of Way: 13 ⤴ 10
- Apartment: 8 ⤴ 7
- Drug Store: 5 ⤴ 7
- Single Family Residence: 8 ⤴ 6



Sector 4 Weekly Briefing for 07 June 2021 to 13 June 2021

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	08-Jun-2020	07-Jun-2021	18-May-2020	17-May-2021	01-Jan-2020	01-Jan-2021			
	14-Jun-2020	13-Jun-2021	14-Jun-2020	13-Jun-2021	13-Jun-2020	13-Jun-2021			
Persons	19	20	79	98	486	542	5.3%▲	24.1%▲	11.5%▲
Assault	18	17	71	90	438	502	5.6%▼	26.8%▲	14.6%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	1	4	0.0%	0.0%	300.0%▲
Kidnapping/Abduction	0	0	2	0	7	7	0.0%	100.0%▼	0.0%
Sex Offenses, Forcible	1	3	6	8	40	29	200.0%▲	33.3%▲	27.5%▼
Property	101	64	377	313	2262	2151	36.6%▼	17.0%▼	4.9%▼
Arson	2	1	5	6	19	24	50.0%▼	20.0%▲	26.3%▲
Burglary/Breaking and Entering	5	7	25	28	209	222	40.0%▲	12.0%▲	6.2%▲
Counterfeiting/Forgery	0	0	1	2	13	6	0.0%	100.0%▲	53.8%▼
Destruction/Damage/Vandalism of Property	34	25	109	114	631	622	26.5%▼	4.6%▲	1.4%▼
Fraud	5	1	13	6	115	58	80.0%▼	53.8%▼	49.6%▼
Larceny/Theft	37	18	158	110	860	775	51.4%▼	30.4%▼	9.9%▼
Motor Vehicle Theft	16	9	55	35	300	317	43.8%▼	36.4%▼	5.7%▲
Robbery	1	2	7	5	43	52	100.0%▲	28.6%▼	20.9%▲
Stolen Property	1	1	4	6	63	69	0.0%	50.0%▲	9.5%▲
Society	1	2	12	11	142	77	100.0%▲	8.3%▼	45.8%▼
Drug/Narcotic	1	0	6	1	87	30	100.0%▼	83.3%▼	65.5%▼
Pornography/Obscene Material	0	0	0	1	3	3	0.0%	NC	0.0%
Prostitution	0	0	1	0	2	2	0.0%	100.0%▼	0.0%
Weapon Law Violations	0	2	5	9	50	42	NC	80.0%▲	16.0%▼
Sector Totals	121	85	468	422	2890	2770	28.9%▼	9.8%▼	4.2%▼

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 82.4% (14/17) of the Assaults were coded Simple Assault.
- There were 20 DV-related offenses.
- 45.0% (9/20) of the DV-related offenses were Persons.
- 47.1% (8/17) of the Assaults were DV-related.
- DV-related Offenses: 20 ↗ 20
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 11 ↘ 10

Top 5 Locations - Compared to last year

- 817 E 72nd St: 0 ↗ 3
- 1720 E 67th St: 0 ↗ 2
- There were an additional 13 locations with 2.

Top 5 Offense Locations - Compared to last year

- Single Family Residence: 21 ↗ 25
- Street/Right Of Way: 24 ↘ 13
- Parking Lot: 18 ↘ 12
- Sporting Goods Store: 8 ↔ 8
- Apartment: 7 ↘ 5



TO: Elizabeth Pauli, City Manager
FROM: Council Member John Hines and Council Assistant Claire Goodwin
COPY: City Council and City Clerk
SUBJECT: Ordinance – Amending TMC 6A.110 to Eliminate Eight-Year MFTE in Very High Opportunity Areas – June 22, 2021
DATE: June 14, 2021

SUMMARY AND PURPOSE:

An ordinance amending TMC 6A.110 to eliminate the eight-year Multi-Family Property Tax Exemption (MFTE) in residential target areas completely designated “very high” opportunity based on the City’s Equity Index, effective 90 days after adoption. Given the market-driven high demand for housing in Tacoma, the City does not need to offer incentives in “very high” opportunity areas that do not include affordability requirements because they are the most desirable places for developers to build. This proposal would create more affordable housing in the areas of the city that have historically been the most expensive to live – opening the doors to making even the “very high” opportunity areas a possibility for any resident of Tacoma.

COUNCIL SPONSORS:

Council Member John Hines and Council Member Kristina Walker

BACKGROUND:

Tacoma has one of the most competitive real estate markets for housing in the country.¹ After years of stalled housing development, the City is seeing much-needed investment and construction of large, multi-family housing projects in areas designated by the City Council as residential target areas for growth under the City’s *One Tacoma* Comprehensive Plan. These residential target areas for growth are called Mixed-Use Centers (MUCs) and are identified in TMC 13.17.020. Tacoma has eighteen MUCs located throughout the city.

The City uses the Multi-Family Property Tax Exemption (MFTE) to encourage growth in the MUCs (see TMC 6A.110). Over the past five years, nearly 2,000 units have been added through this program, with another 4,300 units in the construction pipeline currently. The MFTE financially incentivizes development in these areas by exempting property taxes for eight or twelve years on the assessed improvements that create four or more additional housing units. The eight-year MFTE is the standard exemption with no affordable housing requirement, while the twelve-year MFTE requires that at least 20% of the units built be reserved for households that earn 80% or less than Area Median Income (AMI). AMI is published annually by the Department of Housing and Urban Development (HUD). For the affordability requirement, the annual rents charged are to be no more than 30% of the 80% median income – rents are set by HUD each year.² While the City provides the tax exemption, this investment pays dividends over the life of the housing project and the City recuperates more than it invests through increased sales and construction taxes.

Even with these incentives offered for housing development, Tacoma continues to lack affordable housing for low-income individuals. According to the *Home in Tacoma: Housing Action Plan* (2021), in 2019 there was an estimated 7,159 households with incomes of less than 50% AMI, (or \$35,000 and less per year), that cannot find rental units

¹<https://www.redfin.com/news/near-record-14-pct-home-price-gains/>

²[https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/CEDD/PTE%20Summary%20\(July%202019\).pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/CEDD/PTE%20Summary%20(July%202019).pdf)



they can afford.³ Of the 2,000 units created through the MFTE in the past five years, only 130 were required to be affordable. Of the 4,300 in the construction pipeline, only 264 will be required to be affordable. The City's highest opportunity areas, most notably those in the North End, are the most challenging to access for low and moderate income households. Opportunity is defined as a situation or condition that places individuals in a position to be more likely to succeed or excel. Affordable housing is needed across the city, but especially in areas where the wealth-gap is greatest and where opportunity is highest.

The Equity Index is a tool used by the City of Tacoma to identify disparities in the city based on census block group data.⁴ The Equity Index uses 29 indicators within five social determinant categories based on the Tacoma 2025 Strategic Plan to determine where the greatest community needs are located. Census block groups' score are labeled on a scale from "very high" to "very low." Areas with the highest opportunity are labeled "very high" and areas with the lowest opportunity are labeled "very low." Tacoma's Equity Index was generated by the Kirwan Institute for the Study of Race & Ethnicity for Tacoma's Office of Equity and Human Rights and is applied across all City Departments, including being considered in every legislative proposal.

Given the market-driven high demand for housing in Tacoma, the City does not need to offer incentives in "very high" opportunity areas that do not include affordability requirements because they are the most desirable places for developers to build. This proposal would create more affordable housing in the areas of the city that have historically been the most expensive to live. The analysis done in the *Home in Tacoma: Housing Action Plan* (2021) shows that high rent areas of the City can absorb mandatory inclusionary zoning requirements without compromising financial feasibility for developers.⁵ This proposal does not address inclusionary zoning, but this analysis does suggest that if these "very high" opportunity areas can continue to thrive with inclusionary zoning requirements, then the removal of the eight-year MFTE in these areas will likely not deter development.

Currently, the only MUCs (or residential target areas) completely located in "very high" opportunity areas is the Proctor District and Point Ruston. These can be viewed by selecting the Equity Index layer on the City's public, interactive DART map.⁶ A map showing the Equity Index and MUCs is included as an attachment to this proposal. MUCs with a portion designated "very high" opportunity but not completely "very high" opportunity, such as Westgate, are excluded from this policy.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The City's relationships with housing developers is very important for the mutual success of the community and these key partners. Those developers most impacted by this proposal have been engaged and understand the need of the City to create more affordable housing units, this includes engagement with the Master Builders Association. Countless emails and phone calls with residents indicate the need for housing projects that better meets the needs of the neighborhood and to either require an affordability set-aside (as the 12-year MFTE option provides) or withhold financial incentives for housing developers in these "very high" opportunity areas. The policy was introduced at the North End Neighborhood Council in June 2021 and was well received.

³https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Affordable%20Housing/AHAS%20Planning%20Actions/Tacoma%20Housing%20Action%20Plan%20full%206-8-2021.pdf (p. 6)

⁴<https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=175030>

⁵https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Affordable%20Housing/AHAS%20Planning%20Actions/Tacoma%20Housing%20Action%20Plan%20full%206-8-2021.pdf (p.30)

⁶<https://dart.cityoftacoma.org/#20210121>



2025 STRATEGIC PRIORITIES:

Equity and Accessibility: *(Mandatory)*

This policy will reduce inequities by increasing the amount of affordable housing in high rent areas of the City, assuming housing developers choose to pursue the 12-year MFTE rather than no tax incentive. Even if housing developers forgo the MFTE and build market-rate housing, this benefits renters by taking some of the pressure off residents due to housing scarcity.

Livability: *Equity Index Score:* Moderate Opportunity

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Explain how your legislation will affect the selected indicator(s).

This proposal will decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs by nudging developers towards taking advantage of the 12-year MFTE and including the affordable housing set-aside. This proposal will also improve access and proximity by residents to diverse income levels and race to community facilities, services, infrastructure, and employment by increasing the likelihood that affordable housing will be built in “very high” opportunity areas where these important amenities are readily available.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. No action	None	Developers may take advantage of the eight-year MFTE in the “very high” opportunity areas and no additional affordable housing would be provided in these projects.
2. Eliminate eight-year MFTE citywide	Potentially increase the number of affordable housing units citywide. Several cities have already taken this approach.	Development may stagnate in “low” or “very low” opportunity areas because the standard MFTE exemption is needed to encourage development in these areas.
3. Add affordable housing requirement to eight-year MFTE	Potentially increase the number of affordable housing units citywide. Several cities have already taken this approach.	Development may stagnate because developers may argue that a project is too expensive to build with the additional requirements.

**EVALUATION AND FOLLOW UP:**

The proposal anticipates continued housing development in the mixed-use centers designated “very high” opportunity after passage of this ordinance. There are opportunities for the Community and Economic Development Department to present to Council when the Equity Index is updated in the future should there be any change in the mixed-use centers designated “very high” opportunity.

STAFF/SPONSOR RECOMMENDATION:

Sponsors recommend passage of this ordinance authorizing the elimination of the eight-year multi-family housing tax exemption in residential target areas designated “very high” opportunity based on the City’s Equity Index, effective 90 days after adoption. Applications filed for the MFTEs later than 90 days from the adoption of this ordinance shall adhere to the new rules.

FISCAL IMPACT:

There is no direct cost to implement this ordinance. The fiscal impacts of the ordinance are unknown, however housing projects utilizing the MFTE during the exemption result in a net positive fiscal impact for the City in the form of increased sales tax, including construction sales tax.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. NA	NA	NA	NA
TOTAL			NA

What Funding is being used to support the expense?

NA

Are the expenditures and revenues planned and budgeted in this biennium’s current budget?

NA

Are there financial costs or other impacts of not implementing the legislation?

YES.

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City’s FTE/personnel counts?

No

Eliminating the eight-year MFTE in areas designated “very high” opportunity based on the Equity Index, has no impact on the City’s FTE count.

ATTACHMENTS:

- Map: Tacoma Mixed-Use Centers and Equity Index
- Ordinance language

Date	Meeting	Subject	Department	Background
June 22, 2021	City Council Study Session dial-in Noon	Heal the Heart Update	Heal the Heart Core Coordinating Team	
		Homelessness Update	Neighborhood and Community Services	
		Other items of Interest - Manuel Ellis Investigation Update	City Manager Elizabeth Pauli	
		Executive Session (60 minutes) - Review the Performance of a Public Employee		
	City Council Meeting (dial-in, 5:00 PM)			
June 29, 2021	City Council / Joint Tacoma Public Utility Board Study Session (dial-in 12:00 pm)	Tacoma Guaranteed Income Demonstration, now named "Growing Resilience In Tacoma"	United Way Staff	
		Police Alternative Response Study	Matrix Consulting	
		Totem Rescission	Amy McBride - TVE/Office of Arts and Cultural Vitality & Reuben McKnight - PDS Historic Preservation Office	Staff will update Council on actions related to the removal of the Tacoma Totem Pole from the City's Municipal Art Collection, rescission as a City Landmark, plans for physical removal and commitment to commissioning new artwork from Puyallup artists
		Other items of interest - Manuel Ellis Investigation Update	City Manager Elizabeth Pauli	
	City Council Meeting (dial-in, 5:00 PM)			
July 6, 2021	Cancelled			
July 13, 2021	City Council Study Session (dial-in 12:00pm)	NNSC presentation	OEHR	
		Other items of interest - Manuel Ellis Investigation Update	City Manager Elizabeth Pauli	
	City Council Meeting (dial-in, 5:00 12:00 PM)			
July 20, 2021	City Council Study Session (dial-in 12:00 pm)			
		Other items of interest - Manuel Ellis Investigation Update	City Manager Elizabeth Pauli	
		Systems Transformation	City Manager Elizabeth Pauli	
	City Council Meeting (dial-in, 5:00 PM)			

Date	Meeting	Subject	Department	Background
July 27, 2021	City Council Study Session (dial-in 12:00pm)			
		Other items of interest - Manuel Ellis Investigation Update	City Manager Elizabeth Pauli	
	City Council Meeting (dial-in, 5:00 PM)			
August 3, 2021	City Council Study Session (dial-in 12:00pm)			
		Systems Transformation	City Manager Elizabeth Pauli	
	City Council Meeting (dial-in, 5:00 PM)			
August 10, 2021	City Council Study Session (dial-in 12:00 pm)			
	City Council Meeting (dial-in, 5:00 PM)			
August 17, 2021	Joint City Council / TPU Study Session dial-in Noon	Classification and Compensation Study- Final Report	Mike Verdoorn, Managing Principle, Gallagher Benefit Services INC.	Mike will be providing the final report of the Class and Compensation Study.
		Systems Transformation	City Manager Elizabeth Pauli	
	City Council Meeting (dial-in, 5:00 PM)			
August 24, 2021	City Council Study Session dial-in Noon			
	City Council Meeting (dial-in, 5:00 PM)			
August 31, 2021	City Council Study Session dial-in Noon			
	City Council Meeting (dial-in, 5:00 PM)			

Community Vitality and Safety			
Committee Members: Ushka (Chair), Beale, Hines, Blocker, Alternate-Hunter Executive Liaison: Linda Stewart; Staff Support - Ted Richardson		2nd and 4th Thursdays 4:30 p.m. Room 248	CBC Assignments: Citizen Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority • Commission on Immigrant and Refugee Affairs
	Topic	Presenter	Description
June 24, 2021	HB 1590	Jeff Robinson, Director, Community and Economic Development; Felicia Medlen, Division Manager, Housing	Outreach process and progress to date
	Dash Cams and Body Cams	Reid Bennion, Lead Management and Budget Analyst, Office of Management and Budget; Matt Janzow, Analyst, Continuous Improvement	Staff will follow up on the April 22 presentation with the possibility of using ARPA funding to purchase dash and body cams for TPD.
July 8, 2021			
July 22, 2021	Tacoma Public Library Service Report	Kate Larsen, Library Director	Library Director to provide brief updates about Library services and issues.
	Code Compliance Update	Keith Williams, Code Compliance Supervisor; DeJa Irving, Senior Inspector and Christina Tate, Lead Customer Service Rep.	Update on work to review the code and current practices and infuse principles of diversity, equity, and inclusion.
	Community Trauma Response Team	CPAC	

Government Performance and Finance Committee			
Committee Members: Hines (Chair), Hunter (Vice Chair), Thoms, and Walker Alternate - Blocker		1st and 3rd Tuesday	CBC Assignments: •Public Utility Board •Board of Ethics •Audit Advisory Board •Civil Service Board
Executive Liaison: Andy Cherullo; Staff Support - Ted Richardson		10 a.m.	
		Room 248	
	Topic	Presenter	Description
July 6, 2021	CANCELED		
July 20, 2021	HR Director Interview		The Committee will have the opportunity to meet and ask questions of the finalists.
	Power Note Purchase Agreement	Bill Berry, Section Manager Power; Erin Erben, Assistant Section Manager, Power; Michelle Brown, Power Analyst, Power	Overview of upcoming revenue bond issuance.
	Monthly Budget Report	Hayley Falk, Management Analyst, Office of Management and Budget	Review of expenditures and revenues

Infrastructure, Planning, and Sustainability Committee

Committee Members: McCarthy (Chair), Walker (Vice Chair), Beale, & Hunter; Alternate-Ushka Executive Liaison: Mike Slevin; Coordinator: Claire Goodwin		2nd and 4th Wednesdays 4:30pm Virtual Meeting	CBC Assignments: •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission
	Topic	Presenters	Description
June 23, 2021	Tideflats Non-Interim Regulations Discussion: Fossil Fuel Expansion & Renewable Fuels	Peter Huffman, Director, Planning and Development Services; Steve Victor, Deputy City Attorney, City Attorney's Office	The IPS Committee will be discussing the Tideflats non-interim regulations.
July 14, 2021	Cancelled - Rescheduled to July 21		
July 21, 2021 Special Meeting	Tideflats Non-Interim Regulations Discussion: Conditional Use Permits vs. Standard Permitting (Tentative)	Peter Huffman, Director, Planning and Development Services; Steve Victor, Deputy City Attorney, City Attorney's Office	The IPS Committee will be discussing the Tideflats non-interim regulations.
July 28, 2021	Planning Commission Interviews	Doris Sorum, City Clerk	
	Tideflats Non-Interim Regulations Discussion: High Impact Uses & Chemical (Tentative)	Peter Huffman, Director, Planning and Development Services; Steve Victor, Deputy City Attorney, City Attorney's Office	The IPS Committee will be discussing the Tideflats non-interim regulations.

Economic Development Committee

Committee Members: Thoms (chair), Blocker, McCarthy, Ushka, Alternate-Beale Executive Liaison: Tadd Wille; Staff Support - Lynda Foster		2nd, 4th, and 5th Tuesdays 10:00 a.m. Virtual meeting	CBC Assignments: •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •City Events and Recognition Committee •Tacoma Creates Advisory Board
	Topic	Presenter	Description
June 22, 2021	Old City Hall Update	Elly Walkowiak, Assistant Director, Community and Economic Development Department	Briefing on project progress with a special emphasis on historic preservation and seismic retrofit work.
Future			
June 29, 2021	New State of Washington Tax Increment Financing Law (Enacted May 10, 2021)	Elly Walkowiak, Assistant Director, Community and Economic Development Department and Andy Cherullo, Finance Director	Briefing on the purpose and uses of tax increment financing and requirements to create a local tax increment financing district.
	Small Business Assistance	Jeff Robinson, Community & Economic Development Director	Summary of current business finance programs and activities including discussion of potential strategies for ARPA funding.
July 13, 2021	Workforce Recovery	Katie Condit, Chief Executive Officer, Workforce Central	How Workforce Central is investing in getting people back to work by focusing on employer priorities, barrier removal, and equity on both sides of the worker-business equation.
July 27, 2021	Outdoor dining update	Jennifer Kammerzell, Principal Engineer, Public Works Department, and Jana Magoon, Planning Manager, Planning & Development Services	
	ARPA	Jeff Robinson, Community & Economic Development Director	Presentation and discussion of proposed and potential strategic uses of additional ARPA funds for economic development-related initiatives