



## WEEKLY REPORT TO THE CITY COUNCIL

November 4, 2021

Members of the City Council  
City of Tacoma, Washington

**Dear Mayor and Council Members:**

### ITEMS OF INTEREST

1. The City Manager's Office provides the attached approved **Purchase Contract Awards** for the week of November 1, 2021.
2. The **City of Tacoma is initiating the Community Survey Process** in preparation for the 2023-2034 budget, the attached memorandum details the background of the survey and upcoming changes to the survey.
3. Mayor Victoria Woodards provides the attached Council Action Memorandum for a **Resolution designating a place of name of "Brewery Blocks"** for the area bounded between South 21<sup>st</sup> and South 23<sup>rd</sup> Street.
4. Council Member John Hines provides the attached Council Action Memorandum establishing a **Resolution affirming the proposed changes to the Multi-Family Property Tax Exemption (MFTE)** as recommended and approved by the Government Performance and Finance Committee.
5. The Neighborhood Council liaison report for October 2021, is attached for your reference.
6. Please see the attached City of Tacoma **Weekly Meeting Schedule**.
7. Acting Police Chief Wade provides the attached **Weekly Crime Report**.
8. 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.
9. Senior Meal Delivery: Access to healthy meals is important to our senior population and the City has adjusted contracted services during the COVID-19 pandemic to ensure seniors can still access food while senior centers are not operating. The City's contracted partner ensured pickup and delivery of **242 the week of October 25-29, 2021**.

A letter was recently sent to all seniors letting them know of the temporary use of the Lighthouse Activity Center as an isolation and quarantine center and the temporary shift of meal delivery and pick up to Beacon.

Korean Women's Association (KWA) coordinates the meal delivery and pick up at both locations and has called all seniors currently registered at Lighthouse, to see if they would like meals delivered to them while the isolation and quarantine center is temporarily operating at Lighthouse. There has been an increase of 17 seniors participating in the delivery service since the letter was sent and phone call were made.

10. **Community Meeting on Comfort Inn Temporary Enhanced Shelter: Safe Streets and the Low Income Housing Institute will be hosting a community meeting to discuss a temporary enhanced shelter** at the Comfort Inn property (8620 South Hosmer) on November 22, 2021, at 6:30 PM. The meeting will discuss the expected operations at the shelter, security, and other services to be provided on site. Details on registering for the event are on the attached flier.

11. **Rental Assistance: The rental assistance portal is open! Residents may find more information at <https://www.piercecountywa.gov/7142/Rental-Assistance>**. The program provides up to 12 months of assistance dating back to March 2020 and serves households up to 80% of Pierce County Area Median Income. Applicants may also qualify for utility assistance through the program. The City remains committed to reducing racial disparities in our service delivery and for this reason has a goal of providing at least 45% of the assistance to households headed by persons of color. In 2020, 638 households received assistance from the Tacoma Rental Assistance Program. Of those 638, 78% were households with the head of household identifying as a person of color. In 2021, 62% of households served to date are headed by persons of color.

In 2021, the City has provided 590 households with \$4,131,958 in rental assistance (**this is an increase of 31 households and \$194,491 in assistance over last report**) and 1,300 households with \$1,583,409 with utility assistance (**this is an increase of 56 households and \$57,377 in assistance over last report**). TPU has fully expended their portion of Emergency Rental Assistance 1 (ERA 1) funds and is now utilizing Emergency Rental Assistance 2 funds. We expect the remaining portion of our ERA 1 funds (dedicated to rental assistance) to be expended by mid-November.

## **STUDY SESSION/WORK SESSION**

12. **The Joint City Council and Tacoma Public Utility Board Session of Tuesday, November 9, 2021, will be conducted virtually.** The meeting can be heard by dialing (253) 215 – 8782 or through Zoom at: [www.zoom.us/j/89496171192](https://www.zoom.us/j/89496171192) and entering the meeting ID 894 9617 1192; and passcode 896569 when prompted. This meeting will be broadcast on TV Tacoma and live streamed on Facebook.

Discussion items will include: (1) **Citywide State and Federal Priority Agendas**; (2) **Climate Action Plan and Adaptation**. Immediately following the Joint Session, there will be a regular City Council Study Session, discussion items will include; (3) **Multi-Family Tax Exemption Program**; (4) **Other Items of Interest- Council Consideration Request Community Prioritization & Manuel Ellis Investigation Update**; (5) **Committee Reports**; (6) **Agenda Review and City Manager's Weekly Report**.

On our first agenda item, the citywide government relations team for General Government and Tacoma Public Utilities will present the final state and federal priorities for 2022 for review and discussion.

On our second agenda item, City staff will present an overview of **the Draft Climate Action Plan (Environmental Action Plan 2.0) and Climate Adaption Study**. This updated version was called for in the Climate Emergency Resolution (No. 40509). Staff will report on community outreach efforts, findings and draft recommendations.

On our third agenda item, Council Member John Hines will be presenting on the Government Performance and Finance Committee's recommendations on the **Multi-Family Property Tax Exemption program**

Under other items of interest, the following items will be discussed:

- Council Consideration Request Council Member Kristina Walker – **Community Prioritization**
- **Manuel Ellis Investigation Update**

### **COMMITTEE OF THE WHOLE**

13. **The Committee of the Whole special meeting of Tuesday, November 9, 2021, will be conducted virtually.** The meeting can be heard by dialing (253) 215- 8782 or through Zoom at: <https://zoom.us/j/89496171192> and entering the meeting ID 894 9617 1192 and passcode 896569, when prompted. This meeting will be broadcast on Tv Tacoma and live streamed on Facebook.

During Tuesday's Committee of the Whole meeting, Mayor and City Council Members will consider the Infrastructure, Planning, and Sustainability (IPS) Committee's October 27, 2021 Home In Tacoma Project recommendations, in preparation for the first reading of an ordinance adopting the package, as recommended by the IPS Committee, on November 16, 2021. For more information visit [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

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

### **MARK YOUR CALENDARS**

15. There are no new events currently.

Sincerely,



Elizabeth Pauli  
City Manager

**Purchase Contract Awards**  
**For Weekly Report to the City Manager**

**Week of November 1, 2021**

<b>Specification</b>	<b>Description</b>	<b>Awardee</b>	<b>Amount</b>
<b>CW2233113 - Axon Enterprise Inc</b>	<b>Axon Body Camera Purchase</b>	<b>Axon Enterprise, Inc.</b>	<b>\$367,551.02, plus any applicable taxes, for a cumulative total of \$1,377,272.62, plus any applicable taxes</b>
<b>CW2245224 - Sentinel Offender Services LLC</b>	<b>Sentinel Offender Services Contract Amendment for Electronic Home Monitoring</b>	<b>Sentinel Offender Services LLC</b>	<b>\$334,180, plus any applicable taxes, for a cumulative total of \$1,444,180, plus any applicable taxes</b>



## City of Tacoma

## City Manager Action Memorandum

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**TO:** Elizabeth Pauli, City Manager  
Tadd Wille, Deputy City Manager  
**FROM:** Michael Ake, Interim Chief of Police, Tacoma Police Department  
**COPY:** City Manager, City Council, City Clerk, EIC Coordinator, LEAP Coordinator, and Ryan Foster, Finance/Purchasing  
**SUBJECT:** Axon Body Camera Purchase CW2233113  
**DATE:** October 22, 2021

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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.

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**RECOMMENDATION SUMMARY:**

Tacoma Police Department requests approval to increase CW2233113, to Axon Enterprise, Inc., Scottsdale, Arizona, by \$367,551.02, plus any applicable taxes, for the purchase of body worn cameras and supporting software. This increase will bring the contract to a cumulative total of \$1,377,272.62, plus any applicable taxes.

**STRATEGIC POLICY PRIORITY:**

- Resolution 40622 Anti-Racist Transformation
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

First considered as part of project PEACE recommendations, the City conducted two separate Requests for Information in 2016 & 2017 for body cameras (PD16-0145F & PD17-0085F) but no cameras were purchased. In 2020, Tacoma Police Department (TPD) made the initial purchase of body worn cameras. By March 1<sup>st</sup>, 2021, TPD patrol officers were outfitted and using body worn cameras. TPD is now looking to outfit non-patrol commissioned officers such as detectives, administrative officers, etc.

**ISSUE:** TPD is fully committed to the City's transformational efforts and is supportive of additional cameras beyond that of patrol officers. To potentially expand the program and to support current operational needs, the following items will need consideration:

- Ensuring all commissioned officers have access to body worn cameras when engaging with the public and serving in a uniform capacity
- Ensuring adequate staffing to support long-term program needs
- Preparing TPD for future program expansion into dash cameras and Axon Signal (vehicle mounted body camera activation)

**ALTERNATIVES:** The City could request staff to do a separate competitive bid process with the information received from the previous Request for Information, but it would not be in line with current software and hardware systems.



City of Tacoma

**COMPETITIVE SOLICITATION:**

Request for Proposals Specification No. OK-MA-145 was opened April 20, 2016. Fourteen submittals were received. Multiple vendors were awarded as part of this process. Axon Enterprise, Inc. was not the highest score. Axon Enterprise, Inc. was chosen because of their market experience and their ability to provide the City with cloud-based storage. Due to the amount of detail the National Association of State Procurement Officials (NASPO) contract has, this is going to be purchased using Department of Enterprise Services (DES) Contract No. 06316.

**CONTRACT HISTORY:**

This contract was originally awarded to Axon Enterprises, Inc. as a result of Request for Proposals Specification No. OK-MA-145 in February 2017.

SUSTAINABILITY: Not Applicable

EIC/LEAP COMPLIANCE: Not Applicable

**FISCAL IMPACT:****EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Body and Dash Cameras	GRT-ARP-21-02-01		\$367,551.02
<b>TOTAL</b>			<b>Up to \$367,551.02</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Body and Dash Cameras	GRT-ARP-21-02-01		\$367,551.02
<b>TOTAL</b>			<b>\$367,551.02</b>



City of Tacoma

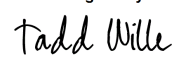
**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$163,552**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**


**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.**


Not Applicable


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City Manager/Deputy City Manager

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## City of Tacoma

## City Manager Action Memo

**TO:** Elizabeth Pauli, City Manager  
Tadd Wille, Deputy City Manager

**FROM:** Andy Cherullo, Finance Director, Finance Department  
Chris Bacha, Chief Deputy City Attorney, City Attorney's Office

**COPY:** City Manager, EIC Coordinator, LEAP Coordinator, and Erica Pierce, Finance/Purchasing

**SUBJECT:** Sentinel Offender Services Contract Amendment for Electronic Home Monitoring Direct Solicitation, Contract No. CW2245224/SAP 4600012316

**DATE:** October 19, 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 Finance Department requests approval to increase and retroactively extend CW2245224, to Sentinel Offender Services LLC, Anaheim, CA, by \$334,180, plus any applicable taxes, for electronic home monitoring services. This increase will bring the contract to a cumulative total of \$1,444,180, plus any applicable taxes.

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
  - Electronic Home Monitoring (EHM) is a practice used by the Municipal Court for location tracking and house arrest as an alternative to incarceration. Program participants must comply with the terms of the program as a condition of their release into the community.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.
  - As an alternative to incarceration, electronic home monitoring is affordable and reduces the City's reliance on jail resources.

**BACKGROUND:**

In December of 2016, the City of Tacoma entered into an EHM services agreement with Sentinel Offender Services LLC, using the State's master contract. In April 2018, the City of Tacoma amended the contract with Sentinel Offender Services LLC to extend the agreement to allow for two additional administrative extensions from December 31, 2018 through December 31, 2020 for the maximum amount of \$1,110,000. This Amendment also allowed Sentinel Offender Services LLC to provide EHM services to Pierce County District Court. This extension and increase was authorized by Resolution 39996.

**ISSUE:**

The contract with Sentinel ended in December of 2020. Due to an error on the SAP agreement, services were able to continue to be ordered, invoiced and paid. In June 2021, services provided exceeded the maximum amount of the contract. An increase of \$334,180 is required to pay existing and future invoices through June of 2022.





City of Tacoma

**ALTERNATIVES:**

At this time, the alternative of not approving the increase is not recommended. The increase is required to pay for services already rendered, and if the City does not increase the contract, it will not have a provider for electronic home monitoring. Electronic home monitoring is substantially less expensive than incarceration and is important for fiscal sustainability in the General Fund.

**COMPETITIVE SOLICITATION:**

In December 2013, the State of Washington, through NASPO ("National Association of State Procurement Officials") engaged in a competitive solicitation for a master contract for electronic offender monitoring services, awarding a master contract to Sentinel Offenders Services LLC, with a final term of June 3, 2023. Pricing for services will not change for City of Tacoma.

**CONTRACT HISTORY:** This contract was originally awarded to Sentinel Offenders Services LLC, as a result of NASPO Specification No. 00212 in June 2013. City of Tacoma began this contract December 20, 2017 with an expiration date of December 31, 2018. Resolution 39996 extended the agreement through December 31, 2020.

**SUSTAINABILITY:** Per the original RFP from the State of Washington, sustainability factors were not part of the requirements of the original solicitation.

**EIC/LEAP COMPLIANCE:** Not applicable

**FISCAL IMPACT:****EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 - General Fund, Non- Departmental	654000	5620000	\$1,444,180
<b>TOTAL</b>			<b>\$1,444,180</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 - General Fund, Non- Departmental	Various	Various	\$1,444,180
<b>TOTAL</b>			<b>\$1,444,180</b>




City of Tacoma


**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$334,180**


**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**


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

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City Manager/Deputy City Manager

DS 11/1/2021  


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**TO:** Elizabeth Pauli, City Manager  
**FROM:** Katie Johnston, Budget Officer, Office of Management and Budget  
**COPY:** Tadd Wille, Deputy City Manager; Andy Cherullo, Finance Director  
**SUBJECT:** 2021-2022 Community Survey  
**DATE:** November 4, 2021

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### **SUMMARY AND PURPOSE:**

The City is initiating the Community Survey process in preparation for the 2023-2024 Budget. This memo details the background of the survey and upcoming changes to the survey.

### **BACKGROUND:**

The City has conducted community surveys in the past to give opportunity for randomly sampled households to identify which services and issues they feel are important, which service areas need improvement, and which service and issues affect the overall quality of life in Tacoma. The survey findings help the City better understand community members' perceptions of its services and other community concerns. Additionally, the findings help define the community's current priorities and aid the City's strategic planning, priority setting, and budgeting processes.

To get the insight the City needs, we have previously contracted with MDB Insight Inc to conduct the survey in 2017-2018 and 2019-2020; we will continue to use their services to conduct the 2021-2022 survey. We have chosen to use the same method and similar questions over this period to maintain data consistency when comparing metrics over time. Additionally, MDB Insight Inc's analysis of the results have proven to be valuable to the City.

The Community Survey will be conducted beginning the second week of November 2021 and ending December 31, 2021. A total of 750 randomly sampled households—150 from each Councilmanic District—will be surveyed through Tacoma landlines and cell phone numbers and will take approximately 15 minutes. The survey will be delivered in English and in Tacoma's five primary languages being Spanish, Russian, Vietnamese, Korean, and Khmer.

The callers will ask participants the standard survey questions, as well as, general demographic information including age, gender, race, annual family income, monthly housing costs, and whether their residence is rented or owned. Though specific residential addresses will not be collected, general location information at the Councilmanic District level will be used to help analyze the differences in responses.

### **CHANGES TO THE 2021-2022 SURVEY**

MDB Insight Inc found that the 2019-2020 survey average interview duration was 18 minutes. MDB Insight Inc recommends the City shorten the survey to aim for an average of 15 minutes since respondents grow impatient with lengthier surveys and their rushed responses may negatively affect the quality of the survey data. Due to this, staff is working with department counterparts to make minor adjustments to language of questions or to remove line items of questions to shorten the length of the survey. The changes will not significantly change the survey and will improve the quality of the data that the City will receive.



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Melanie Harding, Chief Policy Analyst to the Mayor, City Manager's Office  
**COPY:** City Council and City Clerk  
**SUBJECT:** A Resolution designating a place name for "Brewery Blocks" – November 9, 2021  
**DATE:** 11/2/2021

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**SUMMARY & PURPOSE:**

This resolution designates a place name of "Brewery Blocks" for the area bounded between South 21st and South 23rd Streets, and between Pacific Avenue to the east and the yet-to-be-developed public thoroughfare known as the Prairie Line Trail to the west.

**COUNCIL SPONSORS:**

Mayor Victoria Woodards, Councilmember Thoms, Councilmember Walker

**BACKGROUND:**

On Wednesday, September 15, 2021, the Mayor's Office received a request from Horizon Partners Northwest and neighborhood proponents for a Brewery Blocks place name designation. The proposed Brewery Blocks boundary is described as being bounded between South 21<sup>st</sup> and South 23<sup>rd</sup> Streets, and between Pacific Avenue to the east and the yet-to-be-developed public thoroughfare known as the Prairie Line Trail to the west. The application appears to include all necessary components outlined in the City's naming policy.

In accordance with the current policy on place names adopted as part of Council Resolution No. 40408 in August 2019, this naming request was forwarded to the Infrastructure, Planning, and Sustainability (IPS) committee on September 29, 2021 to provide oversight of the naming request process and develop a recommendation on the request for the consideration of the Council. During the September 29, 2021 meeting, the IPS committee approved a motion to forward the naming request for Brewery Blocks to the full City Council. The IPS committee also requested informal public outreach on the "Brewery Blocks" place name request. Specifically, there was a desire to reach community members and stakeholders who may not follow the City's legislative processes, to share awareness of the request, and to provide an opportunity to comment if desired. The IPS Committee received an informational briefing on the community outreach conducted at their October 27, 2021, and they expressed concurrence in moving forward with their original motion to send the naming request on for consideration by the full Council.

The place name request indicates that "the area has been the center of the Tacoma Brewing industry for at least 110 years. These blocks have been the historic home of Carling Brewing, Columbia Brewing, and Pacific Brewing Companies. The purpose of this request is to formally identify and recognize this portion of Tacoma as the Brewery Blocks. The Brewery Blocks area is partially within the Union Depot/Warehouse Historic Special Review District and the Union Station Warehouse Conservation District." Additionally, proponents of the naming request indicate that:

*Historical research has been conducted to help developers and property owners better understand the significance of the properties they hold. This research will help city planners, the Historic Preservation Commission, residents, visitors and retailers within the Brewery Blocks to better understand and embrace the*



*role history has played in the appearance and backstory of the area. Interpretative displays and web based storytelling can help bring the message to the public regarding how the district developed; who was responsible for its growth; and more complete understanding of why the district is comprised of so many masonry-built warehouses in this portion of Tacoma.*

The proponents of the naming request estimate that seventeen properties would be included in the area proposed for the “Brewery Blocks” designated place name. As noted in the September 29, 2021 presentation at IPS, their written request provides maps and detailed information on involved properties, including their historic uses and former brewery sites located within the area. Naming requests do not impact land use regulations or put any additional requirements or restrictions on impacted properties.

### **COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):**

Following the feedback of the IPS committee, city staff utilized the following tools to expand outreach on this item:

- A rotating banner on the City’s website;
- Social media posts on Facebook, Instagram, and Twitter (these posts were promoted for additional views in the Tacoma area October 12 – October 17, 2021);
- Community & Economic Development (CED) staff announced the naming request at the October 7, 2021 Downtown Tacoma Partnership meeting;
- CED staff shared information on the naming request and opportunity to comment with Neighborhood Business District leaders and liaisons on October 6, 2021, allowing the issue to be highlighted at district meetings;
- A voice-over script was used in City on-hold messaging and distributed to local radio news outlets; and
- Newsletter copy was distributed that could be used by individual Councilmembers to highlight the naming request.

The outreach efforts invited the public to submit their comments to the City Clerk’s Office and referred to a website staff created to provide additional information, including the complete naming request application.

Overall, eight comments were received by the City Clerk’s Office. Three spoke in favor of the place name request and five were opposed. The comments are attached for your information.

Proponents of the Brewery Blocks place name designation indicated that they have discussed the proposal with neighboring property owners, retailers, and residents within the district as well as neighbors and institutions in the surrounding district.

### **2025 STRATEGIC PRIORITIES:**

#### **Equity and Accessibility: *(Mandatory)***

The naming request has come forward from members of the community and reflects historic uses in the area. The naming request does not speak to issues of race or equity. The application expresses a desire for the Brewery Blocks name to increase opportunities for distinct placemaking and wayfinding.



**Economy/Workforce:** *Equity Index Score:* Moderate Opportunity  
Decrease the number of vacant properties downtown and in the neighborhood business districts.  
Increase positive public perception related to the Tacoma economy.

**Explain how your legislation will affect the selected indicator(s)?**  
Proponents express a desire to “create a mixed-use neighborhood that has its own distinct character and identity. Different from master planned new construction districts like Point Ruston and Town Center, the Brewery Blocks impart a sense of place drawn from an authentic past with architecture and streetscapes blending existing historic character with new building design and construction technology.”

**ALTERNATIVES:**  
Presumably your recommendation is not the only potential course of action; please discuss other alternatives actions for council or staff to take. Please use table below.

Alternative	Positive Impacts	Negative Impacts
1. Take no action	No need to update city files/records with this place name	Less momentum in creating an economically vibrant, destination district with a distinctly historic sense of place.

**EVALUATIONS AND FOLLOW UP:**  
Place names do not impact development or regulations. The place name will be one consideration that city staff can utilize when designing and/or permitting signage in this area.

**COUNCIL MEMBER RECOMMENDATION:**  
The sponsors recommend passage of the resolution

**FISCAL IMPACT:**  
There is no anticipated fiscal impact.

- ATTACHMENTS:**
- Brewery Blocks Naming Request
  - Community feedback received through the IPS-directed outreach



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Council Member John Hines and Council Assistant Claire Goodwin  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution to Adopt Government Performance and Finance Committee's Recommendations on Changes to the Multifamily Property Tax Exemption Program – November 9, 2021  
**DATE:** November 4, 2021

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### **SUMMARY AND PURPOSE:**

A Resolution affirming the proposed changes to the Multifamily Property Tax Exemption (MFTE) as recommended and approved by the Government Performance and Finance Committee.

On November 2, 2021, the Government Performance and Finance Committee (GPFC) of the City Council concluded its review of the MFTE program and approved the following proposed changes with subsequent additions based on the discussion from the November 2 Study Session for City Council's consideration:

1. Expand the 12-year and 20-year MFTE along key corridors and those areas included as "neighborhood nodes" as defined through the Home in Tacoma process where multifamily housing is allowed
2. Expand 12-year and 20-year MFTE to areas rezoned as "mid-scale" through the Home in Tacoma process, once the rezoning is complete
3. Implement elements of Senate Bill 5287 (Chapter 187, Laws of 2021) required in order to take action
4. Authorize the use of the 12-year and 20-year MFTE for projects using a Development Regulation Agreement on parcels one acre or larger
5. Require the City Council to revisit these changes to the MFTE program in three years
6. Eliminate the eight-year MFTE in mixed-use centers designated "very high" opportunity based on the City's Equity Index (Ordinance #28770)
7. Apply 70% of the median family income adjusted for family size for Pierce County as reported by the United States Department of Housing and Urban Development for affordable housing units, percentage to be revisited each year when data is updated
8. Direct the City Manager to explore: 1) a requirement for a minimum number of units to use the eight-year MFTE; 2) requiring affordable rents to be lower than market rate rents; 3) continuing support for fast-tracking the permit process for affordable housing; 4) a program to help local businesses get access to new commercial spaces in buildings utilizing the MFTE; and 5) requiring a minimum size, including a minimum height, on MFTE projects.

This Resolution affirms the Committee's action and subsequent discussion at the November 2, 2021 Study Session by setting the intention to implement these changes to the MFTE program through a forthcoming public hearing on expansion of the Residential Target Areas (RTA) and through an Ordinance amending the Tacoma Municipal Code (TMC). These Legislative actions are needed to make the proposed changes to the MFTE program official.

Following adoption of this Resolution, the Legislative timeline is proposed as follows:

- November 16, 2021: Resolution to set public hearing to expand RTA and amend Chapter 13.17 of TMC
- November 30, 2021: Public Hearing
- December 7, 2021: First reading of Ordinance to amend the TMC Chapter 6A.110 and Chapter 13.17
- December 14, 2021: Second Reading of Ordinance to amend the TMC Chapter 6A.110 and Chapter 13.17



**COUNCIL SPONSORS:**

Council Member John Hines, Council Member Lillian Hunter, Council Member Robert Thoms, and Council Member Kristina Walker

**BACKGROUND:**

On June 22, 2021, after a discussion on proposed Ordinance #28770 to eliminate the eight-year MFTE in mixed-use centers designated "very high" opportunity based on the City's Equity Index in order to increase the amount of affordable housing in the more expensive areas of the city, the City Council referred an examination of the entire program to GPFC for review and recommendation to the full City Council no later than October 1, 2021. Scheduling limitations postponed these discussions at GPFC and a motion to extend the deadline to November 9, 2021 was adopted by Council on September 28, 2021.

To better understand the perspective of the users of the MFTE program, Council Members John Hines was joined by Council Member Kristina Walker to hold a roundtable discussion with key stakeholders from the private multifamily housing development sector. On September 7, 2021, 15 stakeholders who use the MFTE program, or are closely affiliated with those that do, convened to share their experience and provide feedback on any potential changes to the program. A summary of the discussion is provided as a supplemental attachment to this Resolution.

On September 21, 2021, the GPFC and staff from the Community and Economic Development Department and Media and Communications Department provided an overview of the MFTE program including: the historical context of the program; the current context of the program; a summary of changes proposed but not adopted by City Council in 2019; and changes made to the program by the State Legislature in 2021. This was the first in a four part series of discussions on the topic.

On October 5, 2021, GPFC hear directly from stakeholders from the development community on their perspectives on the MFTE program, how it has worked for them to date, the challenges they see with the program, and their views on potential changes. This was the second in the four part series on the topic.

On October 19, 2021, GPFC heard directly from a stakeholder of the finance community on their perspectives on the MFTE program, how it interacts with financing, the process and considerations for financing projects in Tacoma, and their views on the future. GPFC discussed potential changes to the MFTE program and began to establish consensus. This was the third in the four part series on the topic.

On November 2, 2021, GPFC concluded its review of the MFTE program and approved the changes listed in the "Summary and Purpose" section of this document. The recommendations were presented by Council Member John Hines at the November 2, 2021 Study Session and a discussion on potentially adding additional items to be explored by the City Manager occurred, resulting in the addition of two items directing the City Manager to explore a program to help local businesses get access to new commercial spaces in buildings utilizing the MFTE and requiring a minimum size, including a minimum height, on MFTE projects. The voting record which was provided at Study Session is included as a supplemental attachment to this Resolution.





### **COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

All residents of the City of Tacoma are potentially affected by this Resolution since it expands the geographic area where financial incentives will be allowed to build multifamily housing which will result in an increase of population density and accommodate residential growth in alignment with the requirements of the Growth Management Act. Outreach to the development community has been substantial. Fifteen members of the multifamily housing development community met with Council Members to share their experience and provide feedback on any potential changes to the program, two stakeholders joined the GPFC meeting on October 5 and shared their experience and feedback which was subsequently incorporated into the Committee's recommendations, and one member from the finance community joined the GPFC discussion on October 19. This is in addition to countless meetings and phone calls with other developers of multifamily housing that were not able to participate in the scheduled meetings, residents voicing concerns about whether these changes will lead to more affordable housing, and through reviewing the public comments documented on the Home in Tacoma project.

### **2025 STRATEGIC PRIORITIES:**

#### **Equity and Accessibility: (*Mandatory*)**

These proposed changes to the MFTE program will reduce inequities by increasing the amount of affordable housing throughout the city and through the building of new market-rate housing which will benefit renters by taking pressure off Tacoma's current housing scarcity problem which has led to an increase in rents and home prices.

#### **Livability: *Equity Index Score:* Moderate Opportunity**

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.

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

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

This proposal will increase the number of Complete Compact Communities/20-minute Neighborhoods throughout the city by expanding the areas where multifamily housing will be financially incentivized to be built. This proposal will also decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs by increasing the amount of rent-restricted units in the city and market-rate units in the hopes of taking pressure off the current lack of housing stock that has led to an increase in rents.



**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. No action	None	If no action is taken, there would be no change to the MFTE program and would continue to restrict the use of the MFTE to the MUCs, limiting geographic options of using the incentive.
2. Implement some of the recommendations, but not others	Depending on the items, some progress to spur additional development of market-rate multifamily housing and would be made.	Depending on the items, the thoughtful review and recommendations by GPFC may be challenged.
3. Expand the eight-year MFTE in the same areas as the 12-year and 20-year	Additional market-rate multifamily housing would be built.	It would decrease the amount of multifamily rent-restricted units being built.

**EVALUATION AND FOLLOW UP:**

A review of the calculation of 70% AMI in Pierce County will be made every year to ensure this is an equivalent number to 80% AMI in Tacoma. Additionally, in three years the changes to the MFTE program will be revisited by the City Council as outlined in the recommendations.

**STAFF/SPONSOR RECOMMENDATION:**

The recommendation is to approve this Resolution outlining the intention to implement the Government Performance and Finance Committee's recommended changes to the Multifamily Property Tax Exemption program through a forthcoming public hearing on expansion of the Residential Target Areas (RTA) and through an Ordinance amending the Tacoma Municipal Code (TMC) and based on the discussion at the November 2, 2021 Study Session. The changes recommended are as follows:

1. Expand the 12-year and 20-year MFTE along key corridors and those areas included as "neighborhood nodes" as defined through the Home in Tacoma process where multifamily housing is allowed
2. Expand 12-year and 20-year MFTE to areas rezoned as "mid-scale" through the Home in Tacoma process, once the rezoning is complete
3. Implement elements of Senate Bill 5287 (Chapter 187, Laws of 2021) required in order to take action
4. Authorize the use of the 12-year and 20-year MFTE for projects using a Development Regulation Agreement on parcels one acre or larger
5. Require the City Council to revisit these changes to the MFTE program in three years
6. Eliminate the eight-year MFTE in mixed-use centers designated "very high" opportunity based on the City's Equity Index (Ordinance #28770)
7. Apply 70% of the median family income adjusted for family size for Pierce County as reported by the United States Department of Housing and Urban Development for affordable housing units, percentage to be revisited each year when data is updated
8. Direct the City Manager to explore: 1) a requirement for a minimum number of units to use the eight-year MFTE; 2) requiring affordable rents to be lower than market rate rents; 3) continuing support for fast-



tracking the permit process for affordable housing; 4) a program to help local businesses get access to new commercial spaces in buildings utilizing the MFTE; and 5) requiring a minimum size, including a minimum height, on MFTE projects.

**FISCAL IMPACT:**

There is no direct cost to implement this Resolution or the forthcoming Ordinance. The fiscal impacts of the Resolution and forthcoming Ordinance are unknown. When the City of Tacoma approves Tax Exemption, it gives up the ability to collect property taxes for the period of the exemption. This represents an opportunity cost for the City as well as all local property taxing jurisdictions. The development does add construction sales tax as well as potentially supporting increased sales taxes, utility taxes, and business and occupation taxes through increasing housing units and, in some cases, locations for business activity. Sales Taxes do not benefit all of the same local property tax jurisdictions nor at the same rate as property taxes.

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

**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

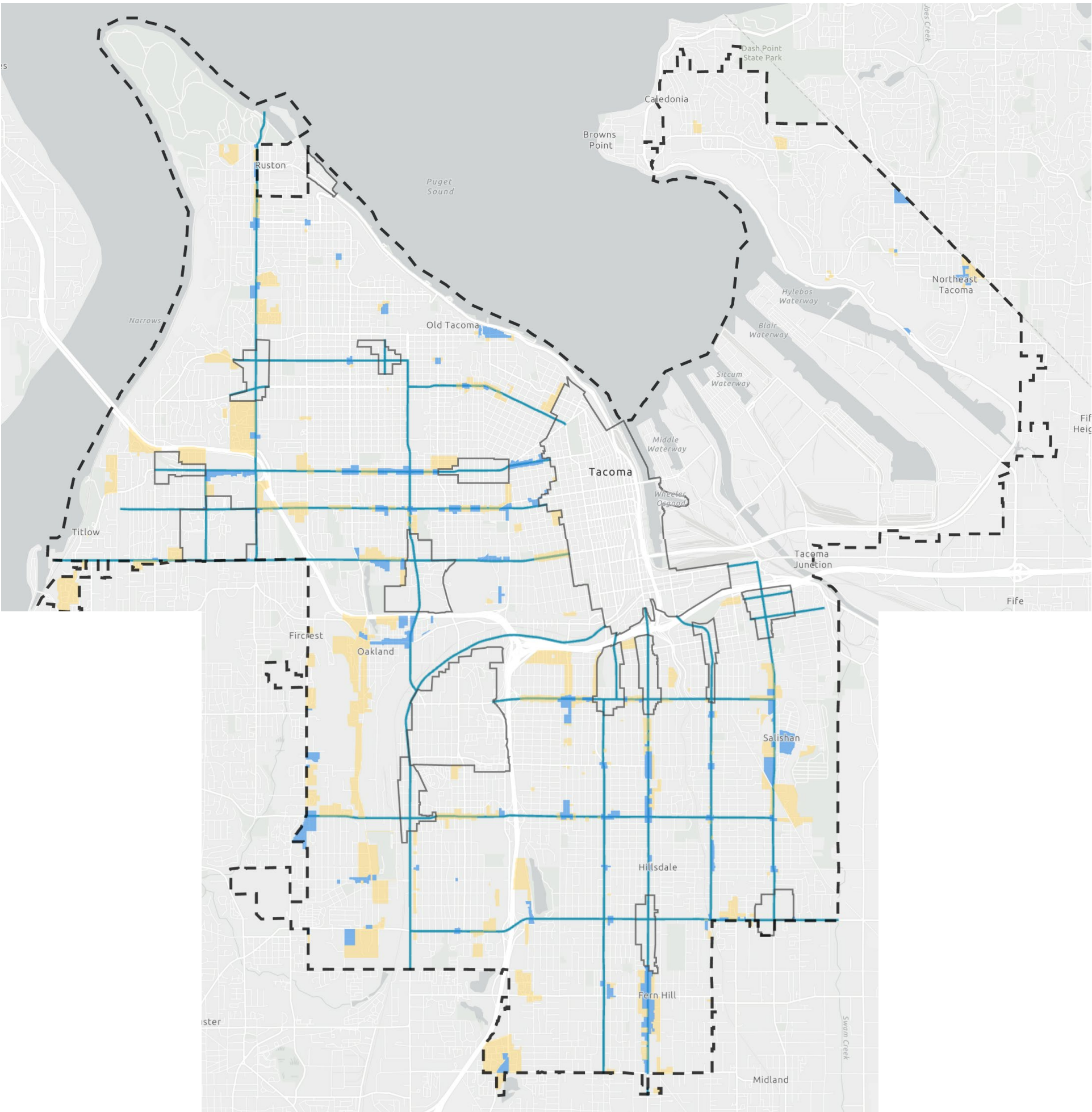
**Will the legislation change the City's FTE/personnel counts?**

No

The proposed changes to the MFTE program has no impact on the City's FTE or personnel counts.

**ATTACHMENTS:**

- Resolution
- Map: Tacoma Key Corridors and Neighborhood Nodes
- Motions and Votes (GPFC – November 2, 2021)
- Roundtable Discussion Summary (September 7, 2021)



Government Performance and Finance Committee  
Motions and Voting Record on Changes to the Multifamily Property Tax Exemption  
November 2, 2021

Items to Be Considered	Vote: Yea=X Nay=0 Abstain= ---				Pass/Fail
	Hines	Hunter	Thoms*	Walker	
1. Expand the 12-year MFTE along key corridors to areas already zoned as commercial	X	X		X	Pass
• and those areas included as “neighborhood nodes” as defined through the Home in Tacoma process where multifamily housing is currently allowed	X	X		X	Pass
2. Expand 12-year MFTE to areas rezoned as “mid-scale” through the Home in Tacoma process	X	X		X	Pass
3. Implement elements of Senate Bill 5287 (Chapter 187, Laws of 2021) required in order to take action	X	X		X	Pass
4. Development Regulation Agreement for those parcels one acre or larger throughout the city	X	X		X	Pass
5. Include requirement for Council to revisit changes to the program in three years	X	X		X	Pass
6. Eliminate the eight-year MFTE in mixed-use centers designated “very high” opportunity based on the City’s Equity Index (Ordinance #28770)	0	X		X	Pass
7. Apply 70% Pierce County AMI to affordable housing and to revisit the AMI relationship every year (revised from original)	X	X		X	Pass
8. Include in the Resolution direction for the City Manager’s Office to explore a requirement for a minimum number of units to use the eight-year MFTE, require affordable rents to be lower than market rate rents, and continue support for fast-tracking permit process for affordable housing (revised from original)	X	X		X	Pass
9. Include the 20-year MFTE in Motion 1 and 2	X	X		X	Pass

\*Council Member Thoms was absent.

## Multi-Family Property Tax Exemption Roundtable

### Background:

On June 22, 2021, after a discussion on proposed Ordinance #28770 to eliminate the eight-year Multifamily Property Tax Exemption (MFTE) in mixed-use centers (MUCs) designated “very high” opportunity based on the City’s Equity Index, the City Council referred an examination of the entire program to the Government Performance and Finance Committee for review and recommendation to the full City Council.<sup>1</sup> As part of that effort, Council Members John Hines was joined by Council Member Kristina Walker to hold a roundtable discussion with key stakeholders from the private multifamily housing development sector.

On Tuesday, September 7, 2021, 15 stakeholders who use the MFTE program or are closely affiliated with those that do, convened to share their experience and provide feedback on any potential changes to the program. Participants were provided a list of questions in advance, which can be viewed in Appendix 1. Three stakeholders who were not able to attend provided their feedback in writing.

### Attendees:

<u>Stakeholders</u> <ul style="list-style-type: none"><li>• Cathy Reines</li><li>• Leslie Byrd II</li><li>• Ben Fergusson</li><li>• Nick Curatola</li><li>• Jessie Gamble</li><li>• Chris Dobler</li><li>• Andy Brooks</li><li>• Paul McCormick</li><li>• Bill Riley</li><li>• Chris DeWald</li><li>• Jim Henderson</li><li>• Ryan Meacham</li><li>• Luke Gemperline</li><li>• Trent Mummery</li><li>• Damen</li></ul>		<u>Council Members</u> <ul style="list-style-type: none"><li>• Council Member John Hines</li><li>• Council Member Kristina Walker</li></ul> <u>City Staff</u> <ul style="list-style-type: none"><li>• Debbie Bingham</li><li>• Claire Goodwin</li><li>• Ted Richardson</li></ul>
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### Key Takeaways:

There appeared to be consensus that both the eight and 12-year MFTE were necessary to maintain the level of development needed to address Tacoma’s housing shortage. The stakeholders indicated an appetite for expanding the MFTE, especially along corridors and near the mixed-use centers, but are not supportive of changes to the program - specifically mentioning additional parking requirements, new design standards, or new affordability requirements. There was consensus among the stakeholders that construction costs in Tacoma are as expensive as in Seattle, but rents are higher in Seattle. Any additional requirements will make a project costlier, and therefore, less likely to happen.

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<sup>1</sup> <https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=4990093&GUID=D6932814-BB3A-4586-A02B-AA90B96ECDF5&Options=&Search=>

## Stakeholder Themes:

1. Expand the areas where the MFTE can be applied. Currently limited to MUCs where land is scarce or not available. Consider expanding to corridors and near MUCs.
2. Both the eight-year and 12-year MFTE are necessary. Stakeholders were clear that both are needed and urged policymakers to not eliminate the eight-year MFTE as it has helped spur development. Some stakeholders indicated they can only make the eight-year work financially (not the 12-year).
3. Additional requirements are burdensome. They increase the cost of the project and time it takes to complete the project, making it less likely to happen in the future.
4. Construction costs are high (and increasing). It is as expensive to build in Seattle as Tacoma. However, the AMI is higher in Seattle so higher rents can be charged than in Tacoma, leading to higher returns in Seattle. Increasing rents on new projects in Tacoma is partly due to an increase in construction costs.
5. Before making changes to the MFTE, provide ample notice of changes. Projects may be stalled when new requirements are implemented and developers need as much advanced notification of changes as possible.
6. City Council should reframe the conversation about development. Stakeholders indicated that developers are frequently regarded as the “bad guy” and stated they would like to see the conversation reframed by Council to focus on the positive elements of development and the MFTE. Further, it was stated that Council could do a better job selling the success of the eight-year MFTE to the public.
7. Building more units will lead to lower rents. Many stakeholders stated that additional inventory will inevitably lead to lower rents (supply-demand concept).
8. Talk with additional partners. Besides multifamily housing developers, stakeholders suggested this conversation expand to include other cities who have successfully implemented the MFTE program with good results (Lynnwood and Bellingham) and also to lenders who have expertise on the financing for the projects. Lenders can explain if changes to the program will prevent a project from receiving financing.
9. Offer more incentives in under-developed neighborhoods. Stakeholders indicated if there are areas outside the current residential target areas where the City Council would like to see development, the City may consider offering incentives or relaxed requirements in these areas. For example, it was suggested that parking requirements be softened under the 12-year to encourage more use.

## For Future Discussion:

- Housing preservation as a tool to maintain affordable housing.
- Develop incentives or provide grants for ADU owners to rent to low-income residents.
- How the City calculates AMI could be changed to also include transportation costs, not just rent and utilities.
- Percentage of AMI units required on 12-year projects in aggregate vs by type. For example, 20% of units in the entire building must be 80% AMI rather than 20% of the studios, 20% of the 1 bedrooms, and 20% of the 2 bedrooms must be 80% AMI. Aggregate approach is less burdensome. Seattle also requires developers specify the exact units that will be rent-restricted – stakeholders prefer flexibility.

- One developer had difficulties finding eligible tenants to meet the requirements of the AMI threshold. The developer suggested that the City keep a master list of interested and eligible tenants.
- It was suggested that the housing shortage is a result of the Great Recession where no housing was built from 2008-2012, but population continued to increase.
- Developers like building in Seattle because the rents are high enough that it is worth the challenge of meeting the requirements of the City of Seattle.
- One developer suggested that the 12-year MFTE be offered to expiring eight-year MFTE projects.
- To promote MFTE in places that have not seen development, re-evaluate zoning to allow additional density, increased height, zero lot lines, and bonus features.
- Developer reported that they only utilized the 12-year MFTE because the lender wanted to meet their ESG goals, which the 12-year meets but the eight-year does not. The developer agreed to use the 12-year despite their preference for the eight-year.



## **Appendix 1: Discussion Questions**

### MFTE Program Overall

1. How important is the MFTE to you in developing housing? Do you need it for financing?
2. Developers describe projects that “will not pencil” without the MFTE. What does this mean? The project will not get built? The project’s current financing structure will not work? Other?

### 8-Year MFTE

3. What are the potential impacts to the city suspending the 8-year MFTE program across the city and only allowing the 12-year option? What about in high-rent areas?
4. What are the potential impacts of the following changes to the 8-year MFTE to you? Would you be supportive of any of the changes below? Why or why not?
  - a. Affordability requirements (such as tenants must make at or below 100% AMI)
  - b. Higher parking minimum
  - c. New design standards that reflect the neighborhood where the project is located
  - d. Increased requirements for pedestrian infrastructure
  - e. Increased minimum density requirements (for example, projects must produce more than the current minimum of 4 units)
  - f. Anti-displacement requirements

### 12-Year MFTE

5. What are the potential impacts of the following changes to the 12-year MFTE to you? Would you be supportive of any of the changes below? Why or why not?
  - a. Expanding the areas where the 12-year MFTE can be used (currently, they are only allowed in the residential targeted areas)
  - b. Lowering the affordability requirement to 60% or 70% AMI (maybe make it more Tacoma-based AMI)
6. What could be done to further incentivize you to use the 12-year MFTE? What about in high-rent areas?

### Further Considerations (if time permits)

7. What could the City do to incentivize development in parts of the city where development is currently not happening?
8. What could the City do to further incentivize the market to develop affordable housing in the city?



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**TO:** Elizabeth Pauli, City Manager  
**FROM:** Ted Richardson, Management Fellow  
**COPY:** City Council; City Clerk; Linda Stewart, Director, Neighborhood and Community Services  
**DATE:** November 2, 2021  
**SUBJECT:** October 2021 Neighborhood Council Liaison Report

**SUMMARY:**

The purpose of this memo is to provide a summary of topics and concerns discussed at the eight neighborhood councils and the Community Council of Tacoma during the month of October 2021. These items have been identified by the City Manager's Office liaison to each council as important or useful to bring to the City Council and City Manager's attention.

Themes included City Council candidate forums at two Neighborhood Councils and presentations by the Health Department on vaccines at two others.

Questions regarding the Neighborhood Councils can be directed to the Program Coordinator at [NeighborhoodCouncils@cityoftacoma.org](mailto:NeighborhoodCouncils@cityoftacoma.org).

**TOPICS and CONCERNS:**

**Central Tacoma Neighborhood Council:** The meeting was canceled.

**Community Council of Tacoma:** The CCOT discussed Rapid Graffiti Removal, Homelessness, and Tidy-Up Tacoma. The CCOT would like to be consulted if the City plans another Tidy-Up Tacoma event. The CCOT elected officers for the upcoming year.

**East Tacoma Neighborhood Council:** The NC discussed Tidy-Up Tacoma and trash at Gault Middle School.

**New Tacoma Neighborhood Council:** The NC heard a report from Washington State Speaker of the House Laurie Jinkins on the 2021 Legislative Session.

**Northeast Tacoma Neighborhood Council:** The Health Department led a discussion about vaccines.

**North End Neighborhood Council:** The NC heard presentations by Tacoma City Council candidates.

**South End Neighborhood Council:** The NC heard presentations by Tacoma City Council candidates.

**South Tacoma Neighborhood Council:** The Tacoma Tree Foundation presented and led discussion of tree programs and challenges of low-income communities maintaining street trees. The Health Department led a conversation about vaccinations and answered questions. The Low Income Housing Institute presented on the TEMS site at S. 69<sup>th</sup> and Proctor.



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**West End Neighborhood Council:** The NC heard a presentation from the Port and another from Tacoma Housing Authority on the James Center North development.



## MEETINGS FOR THE WEEK OF NOVEMBER 8, 2021 THROUGH NOVEMBER 12, 2021

TIME	MEETING	LOCATION
<b>MONDAY, NOVEMBER 8, 2021</b>		
5:00 PM	Local Improvement District Meeting *	Please visit <a href="https://cityoftacoma.org/hearingexaminer">https://cityoftacoma.org/hearingexaminer</a>
5:00 PM	Tacoma Arts Commission	Please contact Naomi Strom-Avila at <a href="mailto:NStrom-Avila@cityoftacoma.org">NStrom-Avila@cityoftacoma.org</a>
6:00 PM	Community's Police Advisory Committee	Join Zoom Meeting at: <a href="https://zoom.us/j/85076233615">https://zoom.us/j/85076233615</a> Telephonic: Dial 253-215-8782 Meeting ID: 850 7623 3615 Passcode: 889454
6:00 PM	Metro Parks Tacoma Board of Commissioners	Please visit <a href="https://metroparkstacoma.org">https://metroparkstacoma.org</a>
<b>TUESDAY, NOVEMBER 9, 2021</b>		
9:00 AM	Hearing Examiner's Hearing *	Please visit <a href="https://cityoftacoma.org/hearingexaminer">https://cityoftacoma.org/hearingexaminer</a>
10:00 AM	Economic Development Committee	Join Zoom Meeting at: <a href="https://zoom.us/j/88227539908">https://zoom.us/j/88227539908</a> Telephonic: Dial 253-215-8782 Meeting ID: 882 2753 9908 Passcode: 614650
11:00 AM	Bid Opening**	Please visit <a href="http://www.tacomapurchasing.org">http://www.tacomapurchasing.org</a>
NOON	City Council and Public Utility Board Joint Study Session	Join Zoom Meeting at: <a href="https://zoom.us/j/89496171192">https://zoom.us/j/89496171192</a> Telephonic: Dial 253-215-8782 Meeting ID: 894 9617 1192 Passcode: 896569
3:00 PM	Committee of the Whole	Join Zoom Meeting at: <a href="https://zoom.us/j/89496171192">https://zoom.us/j/89496171192</a> Telephonic: Dial 253-215-8782 Meeting ID: 894 9617 1192 Passcode: 896569
5:00 PM	City Council Meeting	Join Zoom Meeting at: <a href="https://zoom.us/j/84834233126">https://zoom.us/j/84834233126</a> Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
<b>WEDNESDAY, NOVEMBER 10, 2021</b>		
3:00 PM	Public Utility Board Study Session - CANCELLED	Please contact Charleen Jacobs at <a href="mailto:CJacobs@cityoftacoma.org">CJacobs@cityoftacoma.org</a>
4:30 PM	Infrastructure, Planning, and Sustainability Committee	Join Zoom Meeting at: <a href="https://zoom.us/j/87829056704">https://zoom.us/j/87829056704</a> Telephonic: Dial 253-215-8782 Meeting ID: 878 2905 6704 Passcode: 614650
4:45 PM	Housing Authority of the City of Tacoma 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 <a href="https://metroparkstacoma.org">https://metroparkstacoma.org</a>
5:30 PM	Landmarks Preservation Commission	Please contact Reuben McKnight at <a href="mailto:Reuben.McKnight@cityoftacoma.org">Reuben.McKnight@cityoftacoma.org</a>
6:00 PM	Human Services Commission	Join Zoom Meeting at: <a href="https://zoom.us/j/97234116608">https://zoom.us/j/97234116608</a> Telephonic: Dial 253-215-8782 Meeting ID: 972 3411 6608
<b>THURSDAY, NOVEMBER 11, 2021</b>		
<b>CITY HOLIDAY – NO MEETINGS SCHEDULED</b>		
<b>FRIDAY, NOVEMBER 12, 2021</b>		
8:00 AM	Joint Municipal Action Committee Quarterly Meeting	Join Zoom Meeting at: <a href="https://zoom.us/j/84064886981">https://zoom.us/j/84064886981</a> Telephonic: Dial 253-215-8782 Meeting ID: 840 6488 6981
4:00 PM	Tacoma Area Commission on Disabilities	Please contact Lucas Smiraldo at <a href="mailto:lsmiraldo@cityoftacoma.org">lsmiraldo@cityoftacoma.org</a>



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](http://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 25 October 2021 to 31 October 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
	26-Oct-2020	25-Oct-2021	05-Oct-2020	04-Oct-2021	01-Jan-2020	01-Jan-2021			
	01-Nov-2020	31-Oct-2021	01-Nov-2020	31-Oct-2021	31-Oct-2020	31-Oct-2021			
<b>Persons</b>	<b>60</b>	<b>72</b>	<b>284</b>	<b>326</b>	<b>3187</b>	<b>3631</b>	20.0%▲	14.8%▲	13.9%▲
Assault	57	70	269	306	2874	3348	22.8%▲	13.8%▲	16.5%▲
Homicide <i>(doesn't include Negligent/Justifiable)</i>	0	0	0	1	23	24	0.0%	NC	4.3%▲
Kidnapping/Abduction	0	0	4	5	50	47	0.0%	25.0%▲	6.0%▼
Sex Offenses, Forcible	3	2	11	14	239	212	33.3%▼	27.3%▲	11.3%▼
<b>Property</b>	<b>439</b>	<b>525</b>	<b>1743</b>	<b>2314</b>	<b>16920</b>	<b>18530</b>	19.6%▲	32.8%▲	9.5%▲
Arson	3	5	9	14	115	209	66.7%▲	55.6%▲	81.7%▲
Burglary/Breaking and Entering	47	47	192	225	1649	1701	0.0%	17.2%▲	3.2%▲
Counterfeiting/Forgery	8	4	20	7	132	91	50.0%▼	65.0%▼	31.1%▼
Destruction/Damage/Vandalism of Property	121	150	525	686	4857	5290	24.0%▲	30.7%▲	8.9%▲
Fraud	13	15	59	44	716	526	15.4%▲	25.4%▼	26.5%▼
Larceny/Theft	182	193	676	882	7083	7407	6.0%▲	30.5%▲	4.6%▲
Motor Vehicle Theft	42	95	184	377	1697	2597	126.2%▲	104.9%▲	53.0%▲
Robbery	7	9	40	48	361	409	28.6%▲	20.0%▲	13.3%▲
Stolen Property	12	6	30	25	256	255	50.0%▼	16.7%▼	0.4%▼
<b>Society</b>	<b>9</b>	<b>3</b>	<b>37</b>	<b>29</b>	<b>642</b>	<b>374</b>	66.7%▼	21.6%▼	41.7%▼
Drug/Narcotic	5	1	21	9	395	150	80.0%▼	57.1%▼	62.0%▼
Pornography/Obscene Material	0	0	1	2	33	21	0.0%	100.0%▲	36.4%▼
Prostitution	0	0	0	0	5	4	0.0%	0.0%	20.0%▼
Weapon Law Violations	4	2	15	18	209	197	50.0%▼	20.0%▲	5.7%▼
<b>Citywide Totals</b>	<b>508</b>	<b>600</b>	<b>2064</b>	<b>2669</b>	<b>20749</b>	<b>22535</b>	<b>18.1%▲</b>	<b>29.3%▲</b>	<b>8.6%▲</b>

## Last 7 Days

### Notes:

- There were no Homicide offense(s) during the last 7 days.
- 58.6% (41/70) of the Assaults were coded Simple Assault.
- There were 50 DV-related offenses.
- 62.0% (31/50) of the DV-related offenses were Persons.
- 42.9% (30/70) of the Assaults were DV-related.
- DV-related Offenses: 40 ↗ 50
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 72 ↗ 101

### Top 5 Locations - Compared to last year

- 2727 E D St: 0 ↗ 14
- 4502 S Steele St: 7 ↗ 10
- 7050 Tacoma Mall Blvd: 1 ↗ 9
- 1965 S Union Ave: 2 ↗ 9
- 5400 N Pearl St: 0 ↗ 7

### Top 5 Offense Locations - Compared to last year

- Parking Lot: 70 ↗ 124
- Street/Right Of Way: 63 ↗ 105
- Single Family Residence: 78 ↘ 60
- Apartment: 23 ↗ 39
- Sporting Goods Store: 36 ↘ 29



# Sector 1 Weekly Briefing for 25 October 2021 to 31 October 2021

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	26-Oct-2020	25-Oct-2021	05-Oct-2020	04-Oct-2021	01-Jan-2020	01-Jan-2021			
	01-Nov-2020	31-Oct-2021	01-Nov-2020	31-Oct-2021	31-Oct-2020	31-Oct-2021			
<b>Persons</b>	<b>15</b>	<b>18</b>	<b>62</b>	<b>70</b>	<b>814</b>	<b>886</b>	20.0%▲	12.9%▲	8.8%▲
Assault	15	18	62	69	743	824	20.0%▲	11.3%▲	10.9%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	7	6	0.0%	0.0%	14.3%▼
Kidnapping/Abduction	0	0	0	0	11	6	0.0%	0.0%	45.5%▼
Sex Offenses, Forcible	0	0	0	1	52	50	0.0%	NC	3.8%▼
<b>Property</b>	<b>86</b>	<b>147</b>	<b>372</b>	<b>538</b>	<b>3784</b>	<b>4128</b>	70.9%▲	44.6%▲	9.1%▲
Arson	1	3	2	4	37	91	200.0%▲	100.0%▲	145.9%▲
Burglary/Breaking and Entering	6	14	41	59	367	376	133.3%▲	43.9%▲	2.5%▲
Counterfeiting/Forgery	0	1	4	2	24	25	NC	50.0%▼	4.2%▲
Destruction/Damage/Vandalism of Property	28	48	123	181	1174	1354	71.4%▲	47.2%▲	15.3%▲
Fraud	1	2	7	7	113	98	100.0%▲	0.0%	13.3%▼
Larceny/Theft	37	44	133	192	1612	1472	18.9%▲	44.4%▲	8.7%▼
Motor Vehicle Theft	10	29	46	79	329	537	190.0%▲	71.7%▲	63.2%▲
Robbery	0	2	7	7	75	97	NC	0.0%	29.3%▲
Stolen Property	3	4	8	7	43	62	33.3%▲	12.5%▼	44.2%▲
<b>Society</b>	<b>2</b>	<b>0</b>	<b>10</b>	<b>8</b>	<b>128</b>	<b>85</b>	100.0%▼	20.0%▼	33.6%▼
Drug/Narcotic	2	0	9	2	86	33	100.0%▼	77.8%▼	61.6%▼
Pornography/Obscene Material	0	0	0	0	4	1	0.0%	0.0%	75.0%▼
Prostitution	0	0	0	0	0	1	0.0%	0.0%	NC
Weapon Law Violations	0	0	1	6	38	50	0.0%	500.0%▲	31.6%▲
<b>Sector Totals</b>	<b>103</b>	<b>165</b>	<b>444</b>	<b>616</b>	<b>4726</b>	<b>5099</b>	<b>60.2%▲</b>	<b>38.7%▲</b>	<b>7.9%▲</b>

## Last 7 Days

### Notes:

- There were no Homicide offense(s) during the last 7 days.
- 50.0% (9/18) of the Assaults were coded Simple Assault.
- There were 14 DV-related offenses.
- 57.1% (8/14) of the DV-related offenses were Persons.
- 44.4% (8/18) of the Assaults were DV-related.
- DV-related Offenses: 5 ↗ 14
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 18 ↗ 26

### Top 5 Locations - Compared to last year

- 2727 E D St: 0 ↗ 14
- 610 Puyallup Ave: 1 ↗ 4
- 2611 E E St: 0 ↗ 4
- 1101 Yakima Ave: 0 ↗ 3
- 1801 E D St: 0 ↗ 3
- 1212 Earnest S Brazill St: 1 ↗ 3
- 1538 Commerce St: 0 ↗ 3

### Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 13 ↗ 39
- Parking Lot: 16 ↗ 33
- Apartment: 5 ↗ 9
- Sporting Goods Store: 3 ↗ 7
- Single Family Residence: 8 ↘ 6
- Other Business: 4 ↗ 6
- Hotel/Motel: 3 ↗ 6



## Sector 2 Weekly Briefing for 25 October 2021 to 31 October 2021

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	26-Oct-2020	25-Oct-2021	05-Oct-2020	04-Oct-2021	01-Jan-2020	01-Jan-2021			
	01-Nov-2020	31-Oct-2021	01-Nov-2020	31-Oct-2021	31-Oct-2020	31-Oct-2021			
<b>Persons</b>	<b>10</b>	<b>14</b>	<b>48</b>	<b>69</b>	<b>554</b>	<b>739</b>	40.0%▲	43.8%▲	33.4%▲
Assault	10	14	45	61	479	673	40.0%▲	35.6%▲	40.5%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	5	4	0.0%	0.0%	20.0%▼
Kidnapping/Abduction	0	0	0	1	5	11	0.0%	NC	120.0%▲
Sex Offenses, Forcible	0	0	3	7	65	51	0.0%	133.3%▲	21.5%▼
<b>Property</b>	<b>138</b>	<b>115</b>	<b>502</b>	<b>568</b>	<b>4807</b>	<b>5017</b>	16.7%▼	13.1%▲	4.4%▲
Arson	0	1	0	5	9	40	NC	NC	344.4%▲
Burglary/Breaking and Entering	13	7	53	41	422	403	46.2%▼	22.6%▼	4.5%▼
Counterfeiting/Forgery	4	2	8	2	42	21	50.0%▼	75.0%▼	50.0%▼
Destruction/Damage/Vandalism of Property	42	33	148	177	1336	1392	21.4%▼	19.6%▲	4.2%▲
Fraud	8	4	26	16	227	145	50.0%▼	38.5%▼	36.1%▼
Larceny/Theft	55	53	214	240	2256	2266	3.6%▼	12.1%▲	0.4%▲
Motor Vehicle Theft	10	13	40	73	382	640	30.0%▲	82.5%▲	67.5%▲
Robbery	2	2	7	10	82	73	0.0%	42.9%▲	11.0%▼
Stolen Property	1	0	3	2	37	32	100.0%▼	33.3%▼	13.5%▼
<b>Society</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>1</b>	<b>84</b>	<b>52</b>	100.0%▼	85.7%▼	38.1%▼
Drug/Narcotic	0	0	3	0	56	13	0.0%	100.0%▼	76.8%▼
Pornography/Obscene Material	0	0	0	1	3	5	0.0%	NC	66.7%▲
Prostitution	0	0	0	0	0	0	0.0%	0.0%	0.0%
Weapon Law Violations	2	0	4	0	25	34	100.0%▼	100.0%▼	36.0%▲
<b>Sector Totals</b>	<b>150</b>	<b>129</b>	<b>557</b>	<b>638</b>	<b>5445</b>	<b>5808</b>	14.0%▼	14.5%▲	6.7%▲

### Last 7 Days

#### Notes:

- There were no Homicide offense(s) during the last 7 days.
- 78.6% (11/14) of the Assaults were coded Simple Assault.
- There were 11 DV-related offenses.
- 72.7% (8/11) of the DV-related offenses were Persons.
- 57.1% (8/14) of the Assaults were DV-related.
- DV-related Offenses: 8 ↗ 11
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 19 ↗ 23

#### Top 5 Locations - Compared to last year

- 1965 S Union Ave: 2 ↘ 9
- 5400 N Pearl St: 0 ↗ 7
- 4505 S 19th St: 0 ↗ 5
- 1002 S Pearl St: 2 ↘ 4
- 4315 6th Ave: 0 ↗ 4

#### Top 5 Offense Locations - Compared to last year

- Parking Lot: 11 ↗ 23
- Street/Right Of Way: 8 ↗ 19
- Department Store: 10 ↗ 13
- Sporting Goods Store: 24 ↘ 12
- Single Family Residence: 32 ↘ 11



## Sector 3 Weekly Briefing for 25 October 2021 to 31 October 2021

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	26-Oct-2020	25-Oct-2021	05-Oct-2020	04-Oct-2021	01-Jan-2020	01-Jan-2021			
	01-Nov-2020	31-Oct-2021	01-Nov-2020	31-Oct-2021	31-Oct-2020	31-Oct-2021			
<b>Persons</b>	<b>11</b>	<b>15</b>	<b>76</b>	<b>84</b>	<b>820</b>	<b>855</b>	36.4%▲	10.5%▲	4.3%▲
Assault	10	15	69	80	744	787	50.0%▲	15.9%▲	5.8%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	6	4	0.0%	0.0%	33.3%▼
Kidnapping/Abduction	0	0	3	2	19	13	0.0%	33.3%▼	31.6%▼
Sex Offenses, Forcible	1	0	4	2	51	51	100.0%▼	50.0%▼	0.0%
<b>Property</b>	<b>93</b>	<b>129</b>	<b>412</b>	<b>643</b>	<b>4044</b>	<b>4878</b>	38.7%▲	56.1%▲	20.6%▲
Arson	1	0	3	1	29	26	100.0%▼	66.7%▼	10.3%▼
Burglary/Breaking and Entering	14	12	53	67	461	476	14.3%▼	26.4%▲	3.3%▲
Counterfeiting/Forgery	1	1	4	2	43	31	0.0%	50.0%▼	27.9%▼
Destruction/Damage/Vandalism of Property	21	33	115	174	1104	1232	57.1%▲	51.3%▲	11.6%▲
Fraud	2	6	12	12	189	142	200.0%▲	0.0%	24.9%▼
Larceny/Theft	46	48	170	245	1624	2046	4.3%▲	44.1%▲	26.0%▲
Motor Vehicle Theft	6	25	37	117	418	753	316.7%▲	216.2%▲	80.1%▲
Robbery	1	3	12	17	96	118	200.0%▲	41.7%▲	22.9%▲
Stolen Property	0	0	4	5	63	42	0.0%	25.0%▲	33.3%▼
<b>Society</b>	<b>4</b>	<b>3</b>	<b>11</b>	<b>10</b>	<b>219</b>	<b>112</b>	25.0%▼	9.1%▼	48.9%▼
Drug/Narcotic	2	1	5	2	133	54	50.0%▼	60.0%▼	59.4%▼
Pornography/Obscene Material	0	0	1	0	21	8	0.0%	100.0%▼	61.9%▼
Prostitution	0	0	0	0	3	1	0.0%	0.0%	66.7%▼
Weapon Law Violations	2	2	5	8	62	47	0.0%	60.0%▲	24.2%▼
<b>Sector Totals</b>	<b>108</b>	<b>147</b>	<b>499</b>	<b>737</b>	<b>5083</b>	<b>5845</b>	36.1%▲	47.7%▲	15.0%▲

### Last 7 Days

#### Notes:

- There were no Homicide offense(s) during the last 7 days.
- 73.3% (11/15) of the Assaults were coded Simple Assault.
- There were 10 DV-related offenses.
- 70.0% (7/10) of the DV-related offenses were Persons.
- 46.7% (7/15) of the Assaults were DV-related.
- DV-related Offenses: 11 ↘ 10
- There was no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 19 ↗ 25

#### Top 5 Locations - Compared to last year

- 4502 S Steele St: 7 ↗ 10
- 7050 Tacoma Mall Blvd: 1 ↗ 9
- 2424 S 41st St: 0 ↗ 4
- 7002 Tacoma Mall Blvd: 0 ↗ 4
- 6634 Tacoma Mall Blvd: 0 ↗ 3
- 7235 S Madison St: 0 ↗ 3

#### Top 5 Offense Locations - Compared to last year

- Parking Lot: 27 ↗ 45
- Street/Right Of Way: 12 ↗ 17
- Single Family Residence: 7 ↗ 14
- Apartment: 8 ↗ 10
- Department Store: 1 ↗ 9





## Sector 4 Weekly Briefing for 25 October 2021 to 31 October 2021

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	26-Oct-2020	25-Oct-2021	05-Oct-2020	04-Oct-2021	01-Jan-2020	01-Jan-2021			
	01-Nov-2020	31-Oct-2021	01-Nov-2020	31-Oct-2021	31-Oct-2020	31-Oct-2021			
<b>Persons</b>	<b>24</b>	<b>25</b>	<b>98</b>	<b>103</b>	<b>999</b>	<b>1151</b>	4.2%▲	5.1%▲	15.2%▲
Assault	22	23	93	96	908	1064	4.5%▲	3.2%▲	17.2%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	1	5	10	0.0%	NC	100.0%▲
Kidnapping/Abduction	0	0	1	2	15	17	0.0%	100.0%▲	13.3%▲
Sex Offenses, Forcible	2	2	4	4	71	60	0.0%	0.0%	15.5%▼
<b>Property</b>	<b>122</b>	<b>134</b>	<b>457</b>	<b>565</b>	<b>4285</b>	<b>4507</b>	9.8%▲	23.6%▲	5.2%▲
Arson	1	1	4	4	40	52	0.0%	0.0%	30.0%▲
Burglary/Breaking and Entering	14	14	45	58	399	446	0.0%	28.9%▲	11.8%▲
Counterfeiting/Forgery	3	0	4	1	23	14	100.0%▼	75.0%▼	39.1%▼
Destruction/Damage/Vandalism of Property	30	36	139	154	1243	1312	20.0%▲	10.8%▲	5.6%▲
Fraud	2	3	14	9	187	141	50.0%▲	35.7%▼	24.6%▼
Larceny/Theft	44	48	159	205	1591	1623	9.1%▲	28.9%▲	2.0%▲
Motor Vehicle Theft	16	28	61	108	568	667	75.0%▲	77.0%▲	17.4%▲
Robbery	4	2	14	14	108	121	50.0%▼	0.0%	12.0%▲
Stolen Property	8	2	15	11	113	119	75.0%▼	26.7%▼	5.3%▲
<b>Society</b>	<b>1</b>	<b>0</b>	<b>9</b>	<b>10</b>	<b>211</b>	<b>125</b>	100.0%▼	11.1%▲	40.8%▼
Drug/Narcotic	1	0	4	5	120	50	100.0%▼	25.0%▲	58.3%▼
Pornography/Obscene Material	0	0	0	1	5	7	0.0%	NC	40.0%▲
Prostitution	0	0	0	0	2	2	0.0%	0.0%	0.0%
Weapon Law Violations	0	0	5	4	84	66	0.0%	20.0%▼	21.4%▼
<b>Sector Totals</b>	<b>147</b>	<b>159</b>	<b>564</b>	<b>678</b>	<b>5495</b>	<b>5783</b>	<b>8.2%▲</b>	<b>20.2%▲</b>	<b>5.2%▲</b>

### Last 7 Days

#### Notes:

- There were no Homicide offense(s) during the last 7 days.
- 43.5% (10/23) of the Assaults were coded Simple Assault.
- There were 15 DV-related offenses.
- 53.3% (8/15) of the DV-related offenses were Persons.
- 30.4% (7/23) of the Assaults were DV-related.
- DV-related Offenses: 16 ↘ 15
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 16 ↗ 27

#### Top 5 Locations - Compared to last year

- 3201 Pacific Ave: 0 ↗ 5
- 1306 E Harrison St: 0 ↗ 4
- 3507 E D St: 0 ↗ 3
- 4055 Pacific Ave: 0 ↗ 3
- 821 S 38th St: 0 ↗ 3
- 8402 S Hosmer St: 0 ↗ 3

#### Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 30 ↔ 30
- Single Family Residence: 31 ↘ 29
- Parking Lot: 16 ↗ 23
- Apartment: 4 ↗ 10
- Driveway: 6 ↗ 7

# You're invited!

Come learn more about the Homeless Shelter that's coming to the Comfort Inn from the property owner. They will also answer any questions or concerns you have.



To register:

Contact  
**Darren Pen** at  
[dpen@safest.org](mailto:dpen@safest.org)  
with your contact  
information.

Monday,  
Nov 22

Time: 6:30 pm  
Where: Zoom



**CITY OF TACOMA, WASHINGTON  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

**TO:** Mayor & City Council

**FROM:** Council Member Kristina Walker and Council Assistant Claire Goodwin

**COPIES TO:** Elizabeth Pauli, City Manager; Tadd Wille, Deputy City Manager; Bill Fosbre, City Attorney

**SUBJECT:** **Community Prioritization for Housing and Preventing Displacement of Residents**

**DATE:** November 4, 2021

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I ask for your support for a Resolution that affirms the City of Tacoma supports the use of data-informed tools, such as community prioritization, to prevent displacement of local residents and strongly encourages the City's partners to use these tools to ensure more residents are able to stay in Tacoma with a focus on households from "low" and "very low" opportunity areas of the City as defined by the Equity Index as well as Black, Indigenous, and People of Color (BIPOC) households. Further, I ask for your support to direct the City Manager to evaluate options to assist in preventing displacement of residents.

**LEGISLATIVE INTENT:**

**Resolution/Ordinance Request:** Displacement of long-time residents in Tacoma, especially in high-precarity neighborhoods, has been an ongoing problem. Tacoma's housing market is booming and rents are increasing faster than wages. Low-income and BIPOC renters in up-and-coming areas in the city are at-risk of displacement.

This Resolution affirms the City of Tacoma supports the use of data-informed tools, such as community prioritization, to prevent displacement of local residents and strongly encourages the City's partners to use these tools to ensure more residents are able to stay in Tacoma with a focus on households from "low" and "very low" opportunity areas of the City as defined by the Equity Index as well as Black, Indigenous, and People of Color (BIPOC) households. Further, the City Manager is directed to evaluate options to assist in preventing displacement of residents.

Direct displacement of current residents occurs when residents can no longer afford to remain in their homes due to rising rents or property taxes, or residents are forced out due to causes such as lease non-renewals and evictions to make way for new development, or physical conditions that render their homes uninhabitable.<sup>1</sup> Indirect displacement occurs when housing being vacated by low-income residents are no longer affordable to other low-income households.<sup>2</sup>

According to the Home in Tacoma Housing Action Plan, incomes have not kept up with housing costs. From 2016 to 2019, median rent increased by 21% while median renter income increased by only 12%.<sup>3</sup> Similarly, the median home value of owner occupied housing increased by 44% compared to a 22% increase in median income for owner households. It is becoming increasingly difficult for renters to afford to rent or buy in Tacoma as wages fail to keep up with rising housing costs.

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<sup>1</sup> <https://sites.utexas.edu/gentrificationproject/gentrification-and-displacement-in-austin/>

<sup>2</sup> Ibid.

<sup>3</sup> [https://www.cityoftacoma.org/UserFiles/Servers/Server\\_6/File/cms/Planning/Affordable%20Housing/AHAS%20Planning%20Actions/Tacoma%20Housing%20Action%20Plan%20full%206-8-2021.pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Affordable%20Housing/AHAS%20Planning%20Actions/Tacoma%20Housing%20Action%20Plan%20full%206-8-2021.pdf)



**DESIRED RESOLUTION DATE: November 9, 2021**

**ALIGNMENT WITH TACOMA 2025 KEY FOCUS AREAS:**

This legislation, program, project, or event is best aligned with the following (Check all that apply):

**Livability:** *Equity Index Score:* Select Index Score.

Improve health outcomes and reduce disparities, in alignment with the community health needs assessment and CHIP, for all Tacoma residents

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

**If you have a question related to the Council Consideration Request, please contact Council Assistant Claire Goodwin at (253) 219-0679 or [claire.goodwin@cityoftacoma.org](mailto:claire.goodwin@cityoftacoma.org).**

**SUBMITTED FOR COUNCIL CONSIDERATION BY: Council Member Kristina Walker**

**SUPPORTING COUNCIL MEMBERS SIGNATURES (2 SIGNATURES ONLY)**

*(Signatures demonstrate support to initiate discussion and consideration of the subject matter by City Council for potential policy development and staff guidance/direction.)*

1.  POS# Mayor

2.  POS# 4

**Mayor's initials**





## City of Tacoma

Council Member Conor McCarthy  
*At-Large Position 7*

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November 4, 2021

Mayor Woodards and Members of the City Council,

The Infrastructure Planning and Sustainability (IPS) Committee of the City Council has completed the work referred to it by the City Council regarding the Home In Tacoma Project.

The IPS Committee met a total of five times in September and October 2021 and finalized its recommendations on October 27, 2021.

Attached are the IPS Committee's recommendations, along with several important amendments summarized therein.

At our final meeting on this topic, the IPS Committee considered two separate Mid-scale Residential maps. For the sake of full transparency, please be advised that the Mid-scale Residential map ultimately selected by the Committee was approved with two committee members voting in favor, one committee member voting against, and one committee member absent.

In our deliberations, we focused on the Mid-scale Residential definition and map, on policies related to design, affordability and infrastructure, and on process and schedule (phasing) for Home In Tacoma – Phase 2.

The IPS Committee's process began with identifying areas of agreement and acknowledging our significant different perspectives on the Mid-scale Residential map, as well as concerns about the potential unmitigated impacts of infill in existing neighborhoods. We felt it was very important to seriously evaluate the Home in Tacoma proposal and do our best to find a balance that increases housing options while addressing legitimate concerns expressed by our community.

While these are challenging issues, through this process, the Committee moved closer to consensus.

During the course of our work, we acknowledged that increasing infill residential development will help to address the lack of housing supply in Tacoma. Further, design and scale are critical – no one wants unattractive or overly large buildings in our neighborhoods, and the impacts of new development to our neighborhoods must be substantively mitigated.

Overall, there was clear consensus with advancing the Low-scale Residential concept, which in and of itself is a major shift in housing policy. As to Mid-scale, there was disagreement on the location and scale, but general consensus that there are locations where it makes sense. The Mid-scale map forwarded to the Council establishes Mid-scale along transit and other corridors, and is limited to a half-block in depth (rather than a whole block).

We also spent significant time and effort evaluating residential zoning and incentive opportunities around business nodes, and with nonconforming buildings, and with expansion of the Multifamily Tax Exemption. We acknowledged that if the City truly wants to effectuate more residential options, then we must do more than simply establish new land use and zoning regulations. As a result, the Committee's proposal also includes recommendations in those regards.

Special thanks to my Committee colleagues, Brian Boudet, Peter Huffman, Elliot Barnett, and the Clerk's Office for their outstanding efforts and expertise.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Conor McCarthy', with a stylized flourish at the end.

Conor McCarthy  
Tacoma City Councilmember



## Infrastructure, Planning & Sustainability Committee

Home in Tacoma – Final Recommendation – Overview

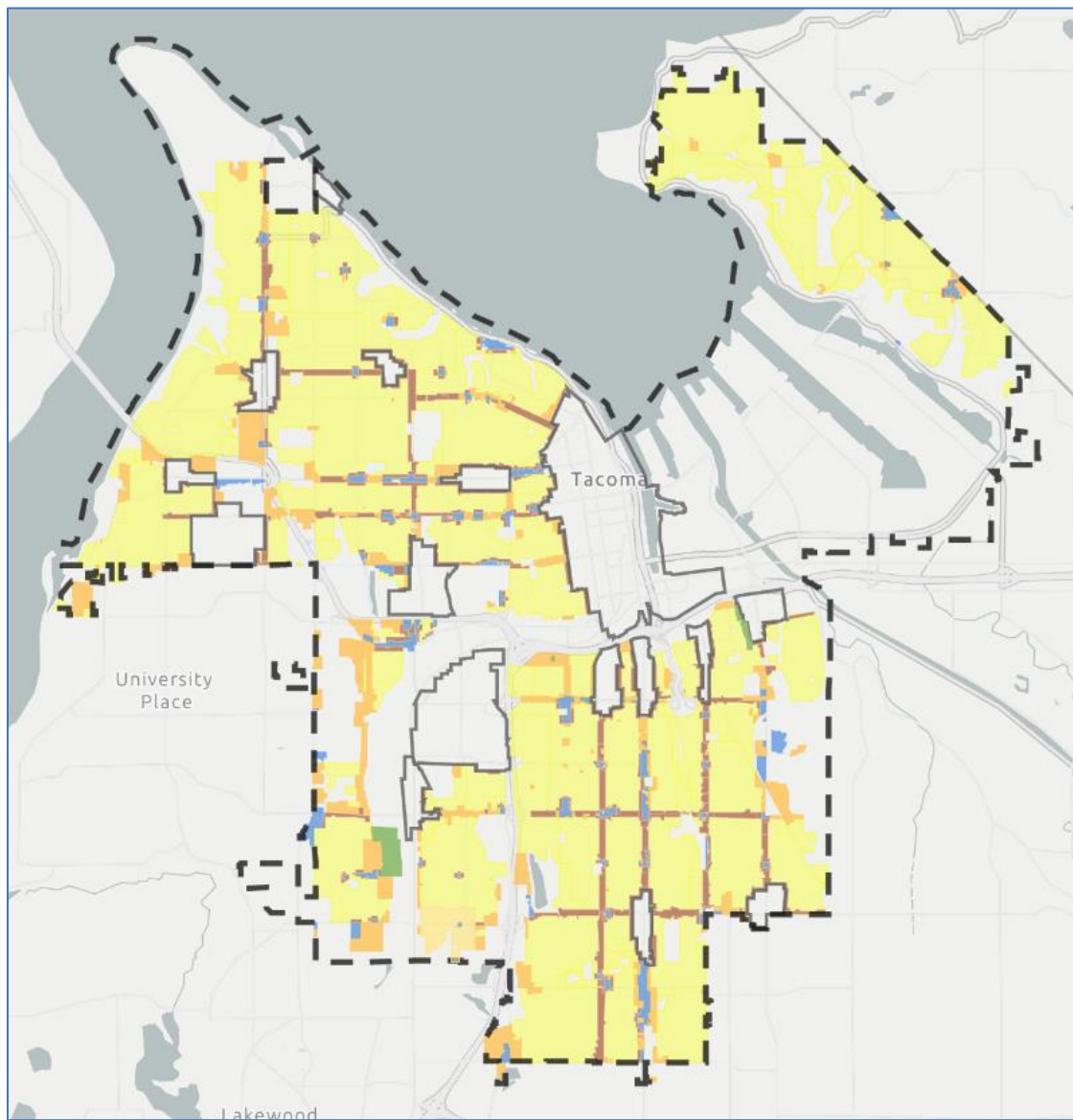
October 27, 2021



### Mid-scale Map

#### High-Capacity Transit Corridors + Designated Corridors + Transitions around Centers and Commercial Nodes (along transit)

- 1/2-block deep for Mid-scale in these areas
- Approx. 17.5% Mid-scale
- Other Single-family becomes Low-scale





## Implementation Phasing

### IPS Addition: Direction on Phasing

- The Committee considered several phasing options and, in light of their recommendation to reduce the amount of Mid-scale Residential, reaffirmed the current approach of developing zoning and standards as part of a single, second project phase.

	Option A
Phase 1	Policy and Map for Low-scale & Mid-scale
Phase 2	Implementation of Low & Mid-scale

## Infill Design Policies

### IPS Addition: Strengthen emphasis on context-sensitive character and scale:

- Limit 4-stories to properties adjacent to Designated Corridors (not in transition areas)
- Add graphics clarifying compatibility vs. incompatibility
- Strengthen policy direction for development standards to include relative size standards that help ensure sensitive integration of new structures, such that new development is not dramatically out of scale with existing development in the immediate area
- Heightened design controls for larger projects and those in transition areas

### Adopt Planning Commission Recommended policies, which include:

- Focus on design instead of number of dwellings
- Focus on “residential patterns” (size, height, setbacks, orientation, yards, access, etc.), not architectural style
- Context-sensitive (tailor standards to different neighborhoods)
- Consistent massing and scale with neighboring structures
- Walkable context and pedestrian orientation
- Reduce appearance of density with design features
- Integrate shared open spaces
- Reduce vehicular/parking orientation
- Encourage reuse, discourage demolitions

## Nonconforming Sites & Near-Term Actions

### IPS Near-Term Actions Addition: Establish site-specific flexibility through a Conditional Use Permit

- Addition to already proposed CUP options for religious institutions and non-profits
- Allow nonconforming non-residential buildings in residential area flexibility to add residential units and/or neighborhood-serving commercial uses
- Site specific review helps to ensure appropriate neighborhood engagement, project design, compatibility and addressing potential impacts

## Infrastructure Policies

### **IPS Addition: Strengthen explicit policy commitment to providing infrastructure with infill**

- Strengthen policy direction regarding commitment to comprehensive concurrency analysis as part of Phase 2
- Direct staff to develop infrastructure funding options for infill (tie to ongoing Impact Fees study)

### **Adopt Planning Commission recommended policies, which include:**

- Growth strategy founded on smart growth and transportation choices
- Tacoma has strong infrastructure policies; committed to concurrency
- In-depth infrastructure and services analysis in Phase 2
  - Review system capacity and site standards
  - Coordination with all infrastructure and service providers
  - Recognition that there could be funding needs to address impacts
  - Link with ongoing efforts (Impact Fees, Urban Forest Management Plan, Climate Action Plan, Watershed planning)

## Affordability Policies & Near-Term Actions

### **IPS Near-Term Actions Addition: Multifamily Tax Exemption (MFTE) option expansion**

- Recommend expansion of 12-year MFTE to Commercial nodes along transit and new Mid-scale areas (*defer to GPFC for details*)

### **Adopt PC recommended near-term code amendments, including:**

- Affordable housing bonus for non-profits and religious institutions (*allows flexibility/bonus/MFTE in exchange for affordable units*)
- Expand Development Regulatory Agreement option to larger commercial sites (*allows flexibility/bonus/MFTE in exchange for affordable units*)
- Improvements to the permitting process for ADUs and residential plats

### **Adopt Planning Commission recommended policies, which include:**

- In addition to allowing Missing Middle, more actions are needed for lower incomes:
  - Continue to implement full AHAS actions
  - Expand optional affordability bonuses (development bonuses, 12-year MFTE)
  - Expand mandatory affordability (in strong markets)
  - Establish an Anti-displacement Strategy
  - Promote ownership (path to wealth-building)
  - Support, education, remove permit barriers

Date	Meeting	Subject	Department	Background
November 9, 2021	Joint City Council / TPU Study Session (dial-in 12:00 pm)	Citywide State and Federal Priority Agendas	City Manager's Office Government Relations Office & TPU Community and Government Relations	Staff will present on the Citywide state and federal priority agendas.
		Climate Action Plan and Adaptation	Environmental Services - James Parvey	Staff will present on the Climate Action Plan and Climate Adaptation Study for council's consideration for formally adopting the documents via Council Resolution.
		Multi Family Tax Exemption Program	Council Member Hines	Council Member John Hines will be presenting on the Government Performance and Finance Committee's recommendations on the Multi-Family Property Tax Exemption program.
		Manuel Ellis Investigation Update	Tacoma Police Department	
	Committee of the Whole (3-4 pm dial-in)	Home in Tacoma	Planning and Development - Peter Huffman	Staff will present the Infrastructure, Planning and Sustainability (IPS) Committee's recommendations regarding the Home In Tacoma Project; and, review the City Council process for considering the Ordinance taking action on the proposals
	City Council Meeting (dial-in, 5:00 PM)			

Date	Meeting	Subject	Department	Background
November 16, 2021	City Council Study Session (dial-in)	Tacoma Police Chief Candidate Presentations and Q&A (will include with an Executive & Closed Session)	Human Resources - Shelby Fritz, Bob Murray & Assoc. - Joel Bryden & Police Chief Candidates	Mayor and City Council Members will have the opportunity to meet with and ask the Tacoma Police Chief Candidates questions.
		Mid-Biennium Modification Recommendations	OMB- Katie Johnston	This presentation will cover the City Manager's recommendations, proposals, and process. The Mid-Biennium Modification process will amend the 2021-2022 Biennial Budget.
		Systems Transformation	City Manager Elizabeth Pauli	
		Manuel Ellis Investigation Update	Tacoma Police Department	
	City Council Meeting (dial-in, 5:00 PM)			
November 23, 2021	City Council Study Session (dial-in)	Transit-Oriented Development Advisory Group Update	Planning and Development - Brian Boudet	The Transit-Oriented Development Advisory Group (TODAG) will report on its accomplishments and seek City Council direction on the path forward.
		City Manager's Goals and Performance Check-in	Human Resources - Shelby Fritz	Staff will prepare the Mayor and City Council for the City Manager's Goals and Performance Check In meeting.
		Manuel Ellis Investigation Update	Tacoma Police Department	
	City Council Meeting (dial-in, 5:00 PM)			

Date	Meeting	Subject	Department	Background
November 30, 2021	City Council Study Session (dial-in)	Homelessness Update	Neighborhood and Community Services - Linda Stewart	Staff will provide the Mayor and City Council an update on the City's Homelessness efforts.
		Commissions Boards and Committees	Office of Equity and Human Rights Director - Lisa Woods City Manager's Office Ted Richardson	Staff will present on current levels of representation of the City's Committees, Boards and Commissions that report to Council standing committees in efforts to better track and diversify these CBC's and way that the CBC's can become more welcoming to historically marginalized and underrepresented members of the Tacoma Community.
		Manuel Ellis Investigation Update	Tacoma Police Department	
		Executive Session 90 Minutes - City Manager Performance check and goal review	Human Resources - Shelby Fritz, Mayor Woodards, City Manager Pauli	
	City Council Meeting (dial-in, 5:00 PM)			
December 7, 2021	City Council Study Session dial-in)	Age Friendly Tacoma Action Plan	CM Hunter	
	City Council Meeting (dial-in, 5:00 PM)			
December 14, 2021	City Council Study Session dial-in)			
	City Council Meeting (dial-in, 5:00 PM)			
December 21, 2021	Cancelled			
December 28, 2021	Cancelled			

<b>Economic Development Committee</b>			
<b>Committee Members:</b> Thoms (chair), Blocker, McCarthy, Ushka, Alternate-Woodards <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>Virtual meeting</b>	<b>CBC Assignments:</b> •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •City Events and Recognition Committee •Tacoma Creates Advisory Board
	Topic	Presenter	Description
<b>November 9, 2021</b>	Outdoor Dining Program Update	Jennifer Kammerzell, Principal Engineer, Public Works Department	Public Works Staff will provide an overview of a draft Outdoor Dining Program and summary of community engagement
<b>Future</b>			
<b>November 23, 2021</b>	Tacoma Venues & Events	Adam Cook, Interim Director, Tacoma Venues & Events	An update on the operations and reopening of the Tacoma Dome, Greater Tacoma Convention Center, Performing Arts Venues, and Cheney Stadium.
<b>November 30, 2021</b>	Tacoma Arts Commission Interviews	Doris Sorum, City Clerk	
<b>December 14, 2021</b>	Tacoma Creates Annual Report	Amy McBride, Tacoma Arts Administrator, Office of Arts & Cultural Vitality/Tacoma Venues & Events	Staff will share results of the annual report of the inaugural year of Tacoma Creates.
<b>December 28, 2021</b>	[New Years week]		

<b>Infrastructure, Planning, and Sustainability Committee</b>			
<b>Committee Members: McCarthy (Chair), Walker (Vice Chair), Beale, &amp; Hunter; Alternate-Ushka</b> <b>Executive Liaison: Mike Slevin; Coordinator: Claire Goodwin</b>		<b>2nd and 4th Wednesdays 4:30pm Virtual Meeting</b>	<b>CBC Assignments: •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission</b>
	Topic	Presenters	Description
<b>November 10, 2021</b>	Urban Forest Code Updates	Jim Parvey, Assistant Division Manager, OEPS; Mike Carey, Urban Forester, OEPS; Ryan Hebert, Management Analyst, OEPS	The Office of Environmental Policy and Sustainability will present code updates related to food trees in the right of way, tree protection, and use of undeveloped/unused right of way.
<b>November 17, 2021 Special Meeting</b>	Vision Zero Action Plan and Speed Reduction Study Update□	Carrie Wilhelme, Senior Transportation Planner, Public Works Dept	Update on the creation of a Vision Zero Action Plan and the proposed phased approach to speed reduction in Tacoma.
	Floodplain Management Code Changes	Sue Coffman, Building Official, PDS	Updates to Title 2.02 regarding City of Tacoma building code with the additional standards from the State of Washington National Floodplain Program (NFIP) Flood Damage Prevention Ordinance.
<b>November 24, 2021</b>	Cancelled		
<b>December 8, 2021</b>	Planning Commission Interviews	Doris Sorum, City Clerk	
<b>December 22, 2021</b>	Cancelled		

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
November 16, 2021	Canceled		
December 7, 2021	Audit Advisory Board Meeting		
	Monthly Budget Report	Hayley Falk, Management Analyst, Office of Management and Budget	Monthly Budget Update
December 21, 2021	Canceled		
Potential Topics	GASB87 Briefing	Polly Wainaina, Financial Manager, Finance	The Governmental Accounting Standards Board (GASB) has created a new accounting standard on how governments account for leases.
	Fast Track Permitting		
	Rainier Connect		
	Interviews for the Board of Ethics	Doris Sorum, City Clerk	
	Analytics Program Update	DGC Chairs, Katie Johnston & Mike Petrie; IT Director, Daniel Key	Update on the City's Analytics Program and the advancements over the last two years.
	Participatory Budgeting		
	HB 1091 Regulations		
	Energy Imbalance Markets	???	
	TPU/ES rate setting process overview	TPU and ESD	2022! START
	Fisheries		



<b>Community Vitality and Safety</b>			
<b>Committee Members: Ushka (Chair), Beale, Hines, Blocker, Alternate-Hunter</b> <b>Executive Liaison: Linda Stewart; Staff Support - Ted Richardson</b>		<b>2nd and 4th Thursdays</b>  <b>4:30 p.m.</b>  <b>Room 248</b>	CBC Assignments: Community's 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
<b>11/18/2021 Special Meeting</b>	Review of options for ordinances related to camping on public property	Legal	
	Rental Assistance and Protections post Eviction Moratorium	OEHR	
	Transformation Update		
<b>December 9, 2021</b>	HB 1590 Strategic Spending Plan	Felicia Medlen, Housing Division Manager, CED	
	Transformation Update		
<b>December 23, 2021</b>	Canceled		
<b>Potential Topics</b>	CPAC regular updates		
	Notice of Funding Availability - expanding the service provider pool	Linda Stewart, Director, Neighborhood and Community Services	