



City of Tacoma

City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

April 10, 2018

12:00 PM

Call to Order

Mayor Woodards called the study session to order at 12:07 p.m.

Present: 9 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

Briefing Items

1. [18-0367](#) Affordable Housing Update

At approximately 12:07 p.m., Daniel Murillo, Housing Division Manager, Community and Economic Development, made opening remarks and introduced James Madden, Senior Program Director, Enterprise Community Partners. Mr. Murillo provided an overview of the affordable housing action strategy, including key needs, project overview and approach, feedback on potential actions, and next steps. He further described the key needs, noting income needed to afford housing and salaries for selected occupations, widespread needs, changing market conditions, concerns about displacement, limited public resources, total affordable and available rental units, and cost-burdened households. He reviewed the project overview and approach, including the action strategy, project goals, timeline, key deliverables, engagement and outreach activities, activities completed to date, and emerging impressions from stakeholder interviews. Mr. Murillo concluded on feedback on potential actions, noting initial priority actions identified by the Technical Advisory Group (TAG), and next steps.

Discussion ensued regarding the percentage of Alternative Mortgage Instrument (AMI) on available units for low income households data; TAG partnerships; potential actions; capital investments; outreach; the idea of having a committee, board, or commission dedicated to housing affordability matters; Forterra's involvement; identifying past road blocks in taking action; holding future discussions with policymakers about goals; safety, equity, and sustainability in housing; Accessory Dwelling Units; community development; and inclusionary zoning. Discussion continued on AMI data

source and how Tacoma compares to other municipalities on affordable and available rental units, the idea of a renter's commission, target locations for affordable housing, the idea of community workforce agreements, development of more affordable housing units, and source of funding, noting a housing trust fund. Discussion concluded on inclusion of cost to build a housing unit and defining affordability.

2. [18-0368](#) 2018-19 CDBG, HOME and ESG Funding Recommendations for Annual Action Plan

At approximately 1:14 p.m., Mr. Murillo presented the 2018-2019 Annual Action Plan for Housing and Community Development, including funding recommendations; annual federal funds, noting funding sources and programs; the 2018-2019 consolidated plan; and introduced Pamela Duncan, Human Services Division Manager, Neighborhood and Community Services. Mr. Murillo stated they are seeking Council approval on the funding recommendations and establishment of sub-recipient agreements; described the Housing and Urban Development community planning and development allocation; and 2018-2019 Community Development Block Grant (CDBG) funds. He reviewed the Tacoma Community Redevelopment Authority Board approval process; recommended community development and neighborhood revitalization activities, housing funding, and economic development funding; and discussed 2018-2019 Home Investment Partnership funds. Ms. Duncan presented the recommended Human Services funding; CDBG public services and Emergency Solution Grant (ESG) funding priorities; background, noting allocation process; 2018-2019 CDBG public services, including recommended funding for housing, economic, and youth emergency stabilization; and 2018-2019 ESG funds, noting recommended allocations for emergency shelters and rapid re-housing. Mr. Murillo concluded on next steps and recommendations.

Discussion ensued regarding the TCRA affordable housing fund, organizations receiving housing funding, impacts on the Catholic Community Services under the CDBG recommended allocations, amount of money available for allocation, who sets the funding priorities, notifications to groups not funded, and definition of what rapid re-housing is. Discussion concluded on provision of a summary of the non-funded groups.

Other Items of Interest

City Manager Pauli stated at the last week's study session during the legislative review presentation, the Council was interested in the fiscal impact related to two legislative changes, including the document recording fee and marijuana tax revenue. She provided information on the marijuana tax revenue, stating the current amount of money received per year and the

additional amount expected to receive due to recent legislation. Ms. Pauli further provided information on the document recording fee, House Bill 1570, stating it is an indirect benefit and the changes of this law will increase the revenue amount.

Discussion ensued regarding an update on the recently negotiated Interlocal Agreement with an entity.

Committee Reports

Council Member Mello provided information on recent Pierce Transit Board (PTB) activities stating there was an update on major capital initiatives, including improvements to transit facilities throughout the City, noting the Tacoma Dome station, 72 Street park and ride and transit facility, Tacoma mall, and Tacoma Community College. He further stated other items of business from the meeting included reauthorizing the 2018 Downtown to Defiance trolley for another year, noting PTB reauthorized their portion of the funding agreement and described the redirecting of the route for more ridership and convenience.

Agenda Review and City Manager's Weekly Report

3. [18-0320](#) Weekly Report to the City Council, April 5, 2018

City Manager Pauli stated there is one proclamation, proclaiming Wednesday, April 11, 2018 as Tacoma Public Utilities Day. She informed Council Members there is an option to consider a substitute, which would include changes to the sheltering regulations and there are no other expected changes to tonight's agenda.

Executive Session - Pending Litigation

MOTION: Deputy Mayor Ibsen moved to convene to Executive Session pursuant to RCW 42.30.110(1)(i) to discuss pending litigation, not to exceed 10 minutes.

SECONDED BY: Council Member Ushka.

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

Ayes: 9 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

The Council convened to Executive Session at 1:53 p.m. City Attorney Bill Fosbre and Chief Deputy City Attorneys Tom Morrill and Chris Bacha, were present.

The Executive Session was extended by 7 minutes at 2:03 p.m. and 5 minutes at 2:10 p.m.

The Executive Session concluded and the study session reconvened at 2:15 p.m.

Adjournment

On proper motion, the study session was adjourned at 2:15 p.m.

A handwritten signature in black ink, appearing to read "V. Woodards", written over a horizontal line.

Victoria R. Woodards, Mayor

A handwritten signature in blue ink, appearing to read "Doris Sorum", written over a horizontal line.

Doris Sorum, City Clerk