City of Tacoma
City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

July 30, 2019

12:00 PM

Call to Order

Mayor Woodards called the meeting to order at 12:09 p.m.

Present: 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

Absent: 1 - Thoms

Briefing Items

1. 19-0788 Disparity Study, Priority Hire and I-1000 Update

At approximately 12:09 p.m., Tadd Wille, Deputy City Manager, introduced Clifford Armstrong, Program Manager, Community and Economic Development (CED), and Steve Victor, Deputy City Attorney, and made opening remarks on the disparity study on equity in contracting and local workforce development, including desired outcomes and objectives. Together, Mr. Armstrong and Mr. Victor presented the current policies; historical context; recommendations, including phase I: implement foundational recommendations and consider code and policy changes, phase II: implement major policy advancements, and phase III: evaluate, learn, adjust, and revise; and next steps.

Discussion ensued regarding future updates and data to bring back to the City Council; State pool versus City contractor and supplier pool, benefits, and risks thereof; the process of getting onto the contractor and supplier list; and evaluation priorities for contractors within the City.

2. 19-0789 Affordable Housing Action Strategy Update

At approximately 12:47 p.m., Jeff Robinson, Director, CED, and Tanisha Jumper, Director, Media and Communications (MC), made opening remarks on the Affordable Housing Action Strategy (AHAS) update. Jacques Colon, Strategic Manager, MC, presented the tactical teams; the

AHAS implementation milestones; inclusionary zoning; the Multi-Family Property Tax Exemption (MFTE); displacement risk versus access to opportunity; current stock of MFTE units in relation to those numbers; the BERK Consulting analysis, noting the current scenario, the 12-Year MFTE only, and inclusionary zoning; the feedback summary from the latest tactical advisory group regarding inclusionary zoning and the MFTE; surplus land policy; capital improvements; and diverse housing types. Daniel Murillo, Housing Division Manager, CED, reviewed the Affordable Housing Trust Fund. Mr. Colon concluded by reviewing the streamlined permit review process, derelict housing, owner occupied housing repair, tenant protections, resources for housing and rental assistance, and next steps.

Discussion ensued regarding Substitute House Bill 1406, construction in the Tacoma Mall area, using census tracked data for the MFTE and geographic specificity, looking at rent changes by neighborhood versus the entire City, funding construction, use of the trust fund, and qualifications for housing repair loans.

Other Items of Interest

There were no other items of interest.

Committee Reports

There were no Committee reports given.

Agenda Review and City Manager's Weekly Report

3. 19-0785 Weekly Report to the City Council, July 25, 2019

City Manager Elizabeth Pauli stated this evening's meeting agenda includes a presentation of the Smart Housing Strategies Award for the Affordable Housing Action Strategy. She further stated there are no expected changes to the meeting agenda.

Mayor Woodards gave an update on the Sound Transit Board, including an upcoming vote on options for the Tacoma Link Extension stations from Federal Way to Tacoma and discussions of the cut and cover options at Tacoma Dome Station.

Closed Session - Labor Negotiations

MOTION: Council Member Ibsen moved to convene to Closed Session pursuant to RCW 42.30.140(4)(a and b) to discuss labor negotiations, not to exceed ten minutes.

SECONDED BY: Council Member Ushka.

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

Ayes: 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

Absent: 1 - Thoms

The City Council convened to Closed Session at 2:10 p.m. City Attorney Bill Fosbre was present.

The Closed Session concluded and the study session reconvened at 2:40 p.m.

Executive Session - Potential Litigation

MOTION: Council Member Ibsen moved to convene to Executive Session pursuant to RCW 42.30.110(1)(i) to discuss potential litigation, not to exceed ten minutes.

SECONDED BY: Council Member Ushka.

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

Ayes: 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

Absent: 1 - Thoms

The City Council convened to Executive Session at 2:40 p.m. City Attorney Bill Fosbre was present.

The Executive Session concluded and the study session reconvened at 2:50 p.m.

Adjournment

On proper motion, the study session was adjourned at 2:50 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk