



City of Tacoma

City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

December 17, 2019

12:00 PM

Call to Order

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

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

Absent: 1 - Blocker

Council Member Blocker arrived at 12:28 p.m.

Other Items of Interest

1. [19-1452](#) Proposed Multi-Family Property Tax Exemption Ordinance No. 28648 Discussion

Mayor Woodards made opening remarks regarding the Multi-Family Property Tax Exemption Ordinance (MFTE). City Manager Elizabeth Pauli stated that staff has requested to draft a motion to move Ordinance No. 28648 to a date to be determined.

Jacques Colon, Strategic Manager, Media and Communications, presented the external technical advisory group. Debbie Bingham, Project Manager, Community and Economic Development, presented background information on the Affordable Housing Action Strategy (AHAS) and the Multi-Family Property Tax Exemption.

Discussion ensued throughout regarding inviting investors and developers to the City Council.

Council Member Blocker arrived here, at 12:28 p.m.

Discussion continued regarding the permitting process and public education on the policy process.

Council Member Mello presented his amendment to Ordinance No. 28648, to reduce the number of income restricted units from 20 percent to 10 percent.

Discussion ensued regarding inviting a consultant to a study session in the year 2020, the reason for dropping the number, and residual land value.

Council Member Thoms presented his amendment to Ordinance No. 28648, to add a new section directing the City Manager to assess decreases or increases in the use of the program over previous years and summarize the success and validity of the program.

Discussion ensued regarding data collection, success metrics, and baseline data.

Council Member Hunter presented her amendment to Ordinance No. 28648, to add a new section directing the City Manager to develop proposals for MFTE projects and provide recommendations to the Committee of the Whole regarding minimum design standards and review, parking requirements that account for maximum parking capacity and accessibility to services and transportation for residents, and minimum density requirements.

Discussion ensued regarding parking needs versus public transit needs for neighborhoods, design standards, and urban sprawl in Tacoma.

Council Member Beale presented his amendment to Ordinance No. 28648, to add a new section to combat and address potential displacement and gentrification impacts.

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Mayor Woodards provided an update on a response needed regarding the President's refugee resettlement executive order and the letter expressing the City of Tacoma's consent.

2. 19-1465 Proposed Amendment to Resolution No. 40257

Council Member Mello presented his amendment to Resolution No. 40257, to make utilizing the Affordable Housing Fund easier.

Committee Reports

There were no Committee reports given.

Agenda Review and City Manager's Weekly Report

3. [19-1453](#) Weekly Report to the City Council, December 12, 2019

City Manager Elizabeth Pauli stated there are no ceremonials on tonight's meeting agenda. She further stated that there will be a motion to move the MFTE ordinance to a date to be determined, and if that motion passes there will be two expected changes to the agenda, a motion to move Ordinance No. 28606 off the Consent Agenda so it can be considered separately, and the motion regarding the Affordable Housing Fund.

Adjournment

On proper motion, the study session was adjourned at 1:38 p.m.



Victoria R. Woodards, Mayor



Doris Sorum, City Clerk