



RESOLUTION NO. 40012

1 A RESOLUTION relating to the services to the community; authorizing the waiver
2 of competitive procurement procedures as deemed in the best interests of
3 the City, and authorizing the execution of an amendment to the agreement
4 with South Sound Outreach Services, in the amount of \$71,123, sales tax
5 not applicable, budgeted from the General Fund, for a total of \$402,299, to
6 provide financial empowerment supportive services for seniors, and to add
7 employer engagement activities to the Tacoma Training and Employment
8 Program, for an initial period ending December 31, 2018.

9 WHEREAS in 2016, the Community Needs Assessment identified more
10 than 25,000 adults aged 65 or older that live in the City, with 16.5% of these
11 adults living in poverty, and

12 WHEREAS this amendment will allow South Sound Outreach Services
13 ("SSOS") to provide financial empowerment workshops and case management for
14 City residents of 60 years of age and older, and will address financial needs,
15 teach classes on financial topics important to seniors, including fraud prevention,
16 managing benefits, budgeting, and helpful money habits, and

17 WHEREAS the program will form relationships with senior centers, AARP,
18 Pierce County Aging & Disability Resources, church groups, clinics, and hospitals
19 to reach out to members of this age group who are at risk of losing housing, and
20 will partner closely with South Sound Outreach Statewide Health Insurance
21 Advisors staff and volunteers to align financial counseling efforts with Medicare
22 information, counseling, and enrollment opportunities, and

23 WHEREAS the increase in funding will also add employer engagement
24 activities to the existing Tacoma Training and Employment Program ("TTEP"),
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1 which focuses resources to provide employment readiness training, case
2 management services, participant support services, participation in a pre-
3 apprenticeship training program, job placement assistance, and third-party
4 evaluation, and

5
6 WHEREAS recruitment efforts focus on, but are not limited to, young
7 adults, ages 18-24, who are residents of the Lincoln District and Community
8 Empowerment Zone, women, minorities, those transitioning from public benefits,
9 those with limited English-speaking abilities, and young adults involved in other
10 City-funded programs or initiatives, and

11
12 WHEREAS Neighborhood and Community Services is recommending
13 approval of a contract amendment with SSOS in the amount of \$50,600, for
14 financial empowerment workshops, case management for City residents of
15 60 years of age, and employer engagement activities in the amount of \$20,523,
16 to the TTEP program for a total of \$71,123, sales tax not applicable, for an initial
17 period through December 31, 2018; Now, Therefore,

18
19 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

20 Section 1. That the Council of the City of Tacoma authorizes the wavier of
21 the competitive procurement procedures as deemed in the best interests of the
22 City.
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24 Section 2. That the proper officers of the City are hereby authorized to
25 execute a contract amendment with South Sound Outreach Services in the
26 amount of \$71,123, sales tax not applicable, budgeted from the General Fund, for



1 a total of \$402,299, to provide financial empowerment supportive services for
 2 seniors, and to add employer engagement activities to the Tacoma Training and
 3 Employment Program, for an initial period ending December 31, 2018, said
 4 agreement to be substantially in the form of the document on file in the office of
 5 the City Clerk.
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7 Adopted MAY 15 2018
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 10 *M. Woodards*
 11 Mayor

11 Attest:
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 13 *Susan D. Hain*
 14 City Clerk, Acting

15 Approved as to form:
 16 *Debra Cass*
 17 Deputy City Attorney

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ORDINANCE NO. 28511

1 AN ORDINANCE relating to zoning and land use; adopting the proposed Tacoma
2 Mall Neighborhood Subarea Plan; and amending Titles 1 and 13 of the
3 Municipal Code by amending various chapters to protect the viability and
4 effectiveness of the Tacoma Mall neighborhood subarea planning process
5 and its outcomes, and related area-wide land use designation changes and
6 zoning reclassifications, zoning and design standards, streetscape design
7 guidelines, and implementation strategies.

8 WHEREAS the Tacoma Mall Neighborhood ("Neighborhood"), consisting of
9 approximately 575 acres, is a planned hub for jobs and housing growth, and
10 includes regional retail destinations, a broad range of businesses, civic and
11 governmental institutions, and a growing resident population, and

12 WHEREAS the Neighborhood is a Regional Growth Center ("RGC")
13 designated in VISION 2040, the Puget Sound region's growth, economic, and
14 transportation strategy, and in One Tacoma, the City of Tacoma's Comprehensive
15 Plan, and

16 WHEREAS, pursuant to the state Growth Management Act ("GMA") and
17 VISION 2040, the City must develop a subarea plan for the Neighborhood to set
18 the stage for the necessary federal, state, and regional funding, and
19 implementation actions to anticipate, support, and guide long-term community
20 growth and development within the RGC, and

21 WHEREAS, through a multi-year community involvement and collaborative
22 process, the Planning Commission completed the draft Tacoma Mall
23 Neighborhood Subarea Plan ("Subarea Plan") and, after conducting a public
24 hearing on September 6, 2017, forwarded the draft Subarea Plan to the City
25 Council for its consideration on October 18, 2017, and
26



1 WHEREAS, on February 28, 2018, the Infrastructure, Planning and
2 Sustainability ("IPS") Committee completed its review of the draft Subarea Plan,
3 and forwarded it to the City Council with certain modifications, and

4 WHEREAS the Subarea Plan, as recommended by the Planning
5 Commission and IPS Committee, includes the following key aspects:

- 6 • Expansion of the RGC and area-wide rezones to promote mixed-use
7 development;
- 8 • Zoning and design standard changes to enhance urban form, facilitate
9 effective transitions, improve the pedestrian environment and promote
10 affordable housing;
- 11 • Area-wide green stormwater strategy and 25 percent tree canopy target;
- 12 • Area-wide transportation strategy including capital investments, streetscape
13 design guidelines for key corridors, and expanded transit service and
14 connectivity requirements with major development;
- 15 • Parks and open space strategy to support urban form, livability and
16 environmental goals;
- 17 • Coordinated infrastructure and services provision, and streamlined
18 environmental review; and
- 19 • Collaborative implementation steps by public agencies, residents, businesses
20 and the community,

21 and

22 WHEREAS the Subarea Plan incorporates by reference Appendix T-1,
23 Streetscape Corridor Concepts, providing high-level conceptual design guidance
24 for the future design of several key corridors within the Subarea, and

25 WHEREAS, on November 3, 2017, the City issued a non-project Final
26 Environmental Impact Statement ("FEIS"), which concluded that the Subarea Plan
is the preferred alternative due to its environmental and community benefits and
coordinated approach to mitigating development impacts, and



1 WHEREAS, on March 29, 2018, the City issued an Addendum to the FEIS
2 to address modifications made by the IPS Committee in February 2018, and

3 WHEREAS the Environmental Impact Statement was prepared concurrently
4 with the planning process, in accordance with the Washington State Environmental
5 Policy Act ("SEPA"), and is adequate for future SEPA compliance, decision-making
6 and implementation of an upfront SEPA process authorized by RCW 43.21.C.420,
7 including additional SEPA tools authorized by RCW 43.21C.021 (planned action)
8 and RCW 43.21C.229 (infill exemption), and

9 WHEREAS the Subarea Plan, proposed to be adopted as an element of the
10 One Tacoma Comprehensive Plan, will provide innovative planning and policy
11 interventions to help the Neighborhood achieve its potential as a thriving, livable,
12 walkable and transit-ready urban neighborhood, and

13 WHEREAS the Subarea Plan, area-wide land use designation changes and
14 zoning reclassifications, zoning and design standards, and implementation
15 strategies will also serve as effective tools to facilitate the fulfillment of important
16 community goals, including health and safety, human and social needs, economy
17 vibrancy and employment, natural and built environment, and arts and cultural
18 vitality, as set forth in *Tacoma 2025*, the City of Tacoma's Citywide Strategic Plan
19 and Vision, and

20 WHEREAS the Subarea Plan is consistent with state and regional policy
21 direction, including the Growth Management Act, Pierce County Countywide
22 Planning Policies, Vision 2040 and Transportation 2040, and the Regional Centers
23 Framework adopted by the Puget Sound Regional Council in March 2018, and
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1 WHEREAS adoption of the Subarea Plan would initiate future updates to
2 other chapters of the One Tacoma Comprehensive Plan for consistency with the
3 Subarea Plan land use designations, transportation policies and capital project
4 lists, and other policy direction, and

5 WHEREAS the Planning Commission and the IPS Committee have
6 recommended the adoption of the proposed Subarea Plan and associated land use
7 designation changes and area-wide zoning reclassifications, zoning and design
8 standards, streetscape design guidelines, and implementation strategies, and

9 WHEREAS, on May 8, 2018 the City Council heard a first reading of this
10 ordinance and in response to public input and further reflection, adopted three
11 motions amending the proposals as follows:
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13 Amendment 1 – Map Clean-up

- 14 • Replacing the Pedestrian Streets map in Appendix LU-1 with an updated
15 version correcting a mislabeled street and depicting the existing street network
16 as its background;

17 Amendment 2 – Inclusionary Zoning Modification

- 18 • Modifying the proposed Inclusionary Zoning requirements such that all
19 residential projects 15-units and larger would be required to provide 10% of
20 their units as affordable units, and removing the proposed requirement that
21 projects 25-units or larger provide 20% of their units as affordable units
22 • Deferring the fee in-lieu option pending a fee study

23 Amendment 3 – Parking Requirement Reductions

- 24 • Reducing the minimum parking requirement for residential uses from 1.0 to
25 0.5 stalls per unit in the subarea
26 • Eliminating parking requirements for affordable housing units created per the
Inclusionary Zoning program
• Eliminating parking requirements for all non-residential uses in the subarea;

Now, Therefore,



BE IT ORDAINED BY THE CITY OF TACOMA:

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Section 1. That the Tacoma Mall Neighborhood Subarea Plan, as recommended by the Planning Commission and the Infrastructure, Planning and Sustainability Committee, is hereby adopted, said plan to be substantially in the form of the Tacoma Mall Neighborhood Subarea Plan on file in the office of the City Clerk.

Section 2. That Chapter 1.39 of the Tacoma Municipal Code ("TMC") is hereby amended to read as substantially set forth in the attached Exhibit "A."

Section 3. That Title 13 of the TMC is hereby amended to read as substantially set forth in the attached Exhibit "B."

Passed MAY 15 2018

Woodards
Mayor

Attest:

Shirley D. Klein
City Clerk, Acting

Approved as to form:

[Signature]
Deputy City Attorney

EXHIBIT "A"

Chapter 1.39

AFFORDABLE HOUSING INCENTIVES AND BONUSES ADMINISTRATIVE CODE

Sections:

1.39.010	Purpose.
1.39.020	Definitions.
1.39.030	Applicability.
1.39.040	Program Requirements.
1.39.050	Financial Incentives.
1.39.060	Development Incentives.
1.39.070	Residential Upzones.
1.39.080	Incorporation of Affordable Housing Units.
1.39.090	Procedures.
<u>1.39.100</u>	<u>Affordable Housing Inclusionary Development Requirements.</u>

1.39.010 Purpose.

The purpose of this Chapter is to encourage the development of affordable housing for [rental households earning 50 percent or less, and ownership](#) households earning 80 percent or less of the Tacoma median household income, pursuant to the provisions of RCW 36.70A.540. The Growth Management Act ("GMA") requires Tacoma to make adequate provisions for existing and projected housing needs of all economic segments of the community. The City recognizes that the real estate market provides adequate housing for those households in the upper economic segments; however, a combination of financial and regulatory incentives will be necessary to adequately provide for the needs of households whose incomes are at or below the City's median household income. The City recognizes the public benefits affordable housing contributes to local communities and businesses.

* * *

1.39.030 Applicability.

The affordable housing incentives for low-income households may be utilized within a range of zoning designations throughout the City. The incentives and bonuses offered through the provisions of this Chapter may be utilized to gain an increase in height or density pursuant to the provisions and ratios of the applicable provisions of ~~TMC~~ Title 13 [of the Tacoma Municipal Code \("TMC"\)](#), as specified in Chapters 13.06 and 13.06A. Additional permitting incentives, including fee reductions and expedited City review, are also authorized through this Chapter. Finally, this Chapter lays out requirements to incorporate housing affordability [in certain circumstances, including](#) with the grant of residential upzone requests [and for development within areas designated for inclusionary housing](#). [Areas designated in TMC 13.18, Affordable Housing Inclusionary Development Areas, are subject to the requirements of Section 1.39.100 below, which modifies some of the general provisions of this Chapter.](#)

* * *

1.39.060 Development Incentives.

A. Development incentives are voluntary options intended to promote the incorporation of affordable housing units within private developments by offering sufficient value to offset the cost of the reduced revenue from rents or purchase prices, in order to promote a range of housing unit costs integrated within for-profit housing developments and thus promote a distribution of affordable housing throughout the neighborhoods of the City.

B. Planned Residential Districts. Per the provisions of TMC 13.06.140, PRDs offer a zoning mechanism to develop a site specific proposal on larger sites that can incorporate additional density in exchange for the provision of affordable housing units pursuant to the requirements of this Chapter. PRDs may allow up to two times the number of dwelling units permitted in the underlying residential district. Fifty percent of this bonus development capacity is reserved for the provision of affordable housing pursuant to the requirements of this Chapter.

C. Downtown Tacoma. Per the provisions of TMC 13.06A.080, development proposals within Downtown zoning districts seeking to gain additional Floor Area Ratio may choose from a list of public benefit features including the provision of affordable housing pursuant to the requirements of this Chapter.

D. Mixed-use Centers. Per the provisions of TMC 13.06.300.(E).7 Height Bonus Palette, development proposals within certain mixed-use center zoning districts seeking to gain additional height may choose from a list of public benefit features, including a contribution to the City of Tacoma's Affordable Housing Trust Fund.

E. Affordable Housing Inclusionary Development Areas. Areas designated in TMC 13.18 as Affordable Housing Inclusionary Development Areas have been granted increased development capacity at the time of their designation to offset the cost of providing affordable housing. In addition, such areas are eligible for incentives in exchange for incorporation of affordable housing, pursuant to Section 1.39.100, below.

* * *

1.39.080 Incorporation of Affordable Housing Units.

A. To obtain the Financial and Development Incentives offered, ~~or~~ to gain approval of a residential upzone, or to meet inclusionary housing requirements, the following provisions must be met. These include the incorporation of affordable housing units within the project or the payment of an in-lieu fee to the City to be utilized for the creation of housing affordability.

B. Incorporation of Affordable Units. To satisfy the provisions of this section the following is required:

1. Density bonuses—Planned Residential Districts and Downtown Floor Area Ratio. For each additional market rate dwelling unit allowed through a density bonus, pursuant to the provisions of this Chapter and of TMC 13.06 and 13.06A, an additional affordable unit shall also be included. The ratio of bonus density market rate to affordable units shall be one to one.

2. Density bonuses—Residential Upzones. For every three additional market rate dwelling units allowed through a privately-initiated upzone request, an additional affordable unit shall also be included per the provisions of this section and of TMC 13.06.650. The ratio of upzone market rate to affordable units shall be three to one.

3. Density bonuses—Affordable Housing Inclusionary Development Areas. Areas designated in TMC 13.18 as Affordable Housing Inclusionary Development Areas shall incorporate the required percentage of total units as affordable, pursuant Section 1.39.100, below.

34. Affordability requirements. To qualify as affordable per the provisions of this section, rental households shall be affordable to households earning up to 50 percent of the Pierce County Area Median Income (AMI), and ownership households shall be affordable to households earning up to 80 percent of AMI, adjusted for household size.

45. A combination of affordable rental and ownership households is acceptable within a qualifying development.

56. Affordable housing units provided pursuant to the provisions of this section shall remain affordable for a 50 year term, pursuant to the requirements of RCW 36.70A.560.

* * *

1.39.100 Affordable Housing Inclusionary Development Requirements.

A. Purpose. This section is intended to address housing needs in priority areas, to reduce involuntary displacement, to meet the City's housing choice and affordability goals, and to support the achievement of the City's Comprehensive Plan and housing policies. This section integrates and modifies the general standards of Chapter 1.39, as specified below.

B. Definitions. The definitions of Section 1.39.020 apply.

C. Applicability. This section applies to areas designated in TMC 13.18, Affordable Housing Inclusionary Development Areas.

D. Program Requirements. The Program Requirements of Section 1.39.040 apply, except as follows, regarding the number of units.

1. Number of units – 15 or more. Developments including 15 units or more shall provide a minimum of 10 percent of the total units in the development as affordable, pursuant to the provisions of this Chapter.

E. Financial Incentives. The provisions of Section 1.39.050 apply, and are modified as follows:

1. Fee reductions. In order to promote and offset the cost of creating affordable housing, developments subject to these requirements shall be eligible for permit fee reductions. The permit fee reductions shall be proportionate to the percentage of affordable units provided through the development. If the fee in-lieu approach is used, the project will not be eligible for this option. Fee reductions will be resource dependent.

F. Development Incentives. The designation of Affordable Housing Inclusionary Development Areas is accompanied by an increase in maximum building height, maximum density, or other regulatory change that increases development capacity and creates an incentive to provide affordable housing.