



Legislation Passed July 27, 2021

The Tacoma City Council, at its regular City Council meeting of July 27, 2021, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Resolution No. 40813

A resolution confirming the term extension of Library Board Trustee Wayne Williams for a period not to exceed three months, from September 27, 2021, to December 27, 2021.
[Mayor Woodards]

Resolution No. 40814

A resolution approving a revision to the Transmission Service Agreement with the Public Utility District No. 1 of Lewis County, to revise the power transmission rate.
[Marc Donaldson, Power Engineer; Chris Robinson, Power Superintendent]

Resolution No. 40815

A resolution authorizing the execution of a Multi Family Housing Eight Year Limited Property Tax Exemption Agreement with Northwest Smart Homes LLC, for the development of 36 multi family market rate rental housing units, located at 315 South 30th Street, in the Downtown Regional Growth Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40816

A resolution authorizing the execution of an Intergovernmental Agreement, establishing and confirming participation in South Sound Housing Affordability Partners, and authorizing the use of up to \$22,000 from the Council Contingency Fund, for the purpose of supporting operations startup in 2021.
[Mayor Woodards]

Resolution No. 40817

A resolution authorizing the one time use of \$10,000, budgeted from the Council Contingency Fund, for the purpose of supporting the Kinsey African American Art & History Collection at the Tacoma Art Museum and for the installation of a Black Lives Matter mural in Tollefson Plaza.
[Mayor Woodards]



RESOLUTION NO. 40813

1 BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS HINES
2 AND HUNTER

3 A RESOLUTION relating to the Tacoma Public Library; confirming the term
4 extension of Library Board Trustee Wayne Williams for a period not to
5 exceed three months.

6 WHEREAS the Tacoma Public Library has a need to on-board and orient a
7 new trustee, transition to a new Board President, and seamlessly conclude all year-
8 end processes without significant interruptions to the current order of business, and

9 WHEREAS an extension of current Library Board Trustee Wayne Williams'
10 term end date, for a period not to exceed three months, from September 27, 2021,
11 to December 27, 2021, would allow for seamless role transitions, on-boarding, and
12 conclusion of year-end processes; Now, Therefore,

13 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

14 That the term of Library Board Trustee Wayne Williams is extended for a
15 period not to exceed three months, from September 27, 2021, to December 27,
16 2021.

17 Adopted _____

18 _____
19 Mayor

20 Attest: _____

21 _____
22 City Clerk

23 Approved as to form:
24 _____

25 _____
26 City Attorney



RESOLUTION NO. 40814

1 A RESOLUTION relating to the Department of Public Utilities, Light Division
2 (d.b.a. "Tacoma Power"); authorizing Tacoma Power to revise the power
3 transmission rate pursuant to the Transmission Service Agreement with
4 Public Utility District No. 1 of Lewis County, Washington.

5 WHEREAS the City of Tacoma, through its Department of Public Utilities,
6 Light Division (d.b.a. "Tacoma Power") entered into a Transmission Service
7 Agreement ("Agreement") with Public Utility District No. 1 of Lewis County ("Lewis
8 County PUD") in December 1993, pursuant to Public Utility Board Resolution
9 No. U-8935, and

10 WHEREAS, under the Agreement, Tacoma Power provides transmission
11 service to Lewis County PUD for delivery of its Cowlitz Falls generation over certain
12 facilities owned by Tacoma Power to the Bonneville Power Administration, and

13 WHEREAS the transmission rate under the Agreement is based on the
14 facilities used to deliver the generation, and

15 WHEREAS the current transmission rate of \$198,800, as calculated using
16 the Annual Wheeling Charge Methodology described in Exhibit "A" to the
17 Agreement, has not been increased since 2018, and

18 WHEREAS the Agreement contains provisions that allow for revisions to
19 the transmission rate, and, using the Annual Wheeling Charge Methodology,
20 Tacoma Power has determined that the rate for transmission service should be
21 revised to \$219,463 annually, and

22 WHEREAS Section 4.11 of the Tacoma City Charter requires that all
23 matters related to the fixing of rates and charges for utility service shall be initiated
24 by the Board, subject to approval by the Council, and
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WHEREAS, by adoption of Public Utility Board Resolution No. U-11267 on June 14, 2021, the proposed revision to the power transmission rate was approved, pending confirmation from the City Council; Now, Therefore,

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

That the proposed revision to the rate for transmission service under the Transmission Service Agreement between the City of Tacoma, Department of Public Utilities, Light Division (d.b.a. "Tacoma Power"), and Public Utility District No. 1 of Lewis County, Washington, increasing the annual rate for transmission service from \$198,800 to \$219,463, is hereby approved, and the proper officers of the City are hereby authorized to execute the appropriate amendments to the Agreement and/or exhibits to effectuate the revision to the rate, in a form as approved by the City Attorney.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11267



RESOLUTION NO. 40815

1 A RESOLUTION relating to the multi-family property tax exemption program;
 2 authorizing the execution of a Multi-Family Housing Eight-Year Limited
 3 Property Tax Exemption Agreement with Northwest Smart Homes LLC, for
 4 the development of 36 multi-family market-rate rental housing units to be
 located at 315 South 30th Street in the Downtown Regional Growth Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
 6 Washington, designated several Residential Target Areas for the allowance of a
 7 limited property tax exemption for new multi-family residential housing, and

8 WHEREAS the City has, through Ordinance No. 25789, enacted a program
 9 whereby property owners in Residential Target Areas may qualify for a Final
 10 Certificate of Tax Exemption which certifies to the Pierce County
 11 Assessor-Treasurer that the owner is eligible to receive a limited property tax
 12 exemption, and

13 WHEREAS Northwest Smart Homes LLC, is proposing to develop 36
 14 market-rate rental units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
24	Studio	236 Square Feet	\$950
12	One bedroom, one bath	430 Square Feet	\$1,195

15 as well as 14 on-site residential parking stalls, and

16 WHEREAS the Director of Community and Economic Development has
 17 reviewed the proposed property tax exemption and recommends that a conditional
 18 property tax exemption be awarded for the property located at 315 South 30th
 19 Street in the Downtown Regional Growth Center, as more particularly described in
 20 the attached Exhibit "A"; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of eight years, to Northwest Smart Homes LLC, for the property located at 315 South 30th Street in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Northwest Smart Homes LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2080090031

Legal Description:

That portion of the Northwest Quarter of the Southwest Quarter of Section 09, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 3 through 6, inclusive, Block 8009, The Tacoma Land Company's First Addition to Tacoma, W.T., according to the plat filed for record July 7, 1884, in the Office of the Pierce County Auditor, in Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.



RESOLUTION NO. 40816

1 BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS
2 McCARTHY AND WALKER

3 A RESOLUTION relating to affordable housing; authorizing the execution of an
4 Intergovernmental Agreement pursuant to Chapter 39.34 RCW establishing
5 and confirming the City's participation in South Sound Housing Affordability
6 Partners, and authorizing the use of up to \$22,000 from the City Council
7 Contingency Fund, for the purpose of supporting operations startup in 2021.

8 WHEREAS the Mayor and City Council have long acknowledged the
9 challenges posed to affordable housing due to accelerating housing market
10 conditions, a limited rental supply, significant housing cost burdens on households
11 across the region, and a need for community members experiencing barriers to
12 access or the ability to remain in safe and stable housing, and

13 WHEREAS due to these barriers, the City has prioritized the issue of
14 affordable housing and supported the completion of the Affordable Housing Action
15 Strategy ("AHAS") per Resolution No. 40112 on September 25, 2018, and

16 WHEREAS despite ongoing work to enact strategic approaches from the
17 AHAS, both rental rates and home prices have continued to increase, with real
18 estate brokerage company Redfin again declaring Tacoma the fastest-selling
19 housing market in the nation in early 2021, and

20 WHEREAS Redfin's Chief Economist attributed this uptick in part to the
21 increase in virtual work during the COVID-19 pandemic, with the Tacoma housing
22 market providing Seattle workers more for their dollar with a reduced need to
23 commute, and
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1 WHEREAS the COVID-19 pandemic has significantly impacted the stability
2 of jobs and wages for many across the nation, and the eviction moratorium in
3 Washington State is scheduled to end on September 30, 2021, and
4

5 WHEREAS, when combined, these factors further threaten the housing
6 stability in the City and throughout the region, and while the City continues work to
7 enact the strategies in AHAS, the challenges of housing affordability are regional,
8 and the factors that impact market conditions do not stop at city limits, and
9

10 WHEREAS the actions taken by neighboring jurisdictions and governments
11 impact one another, and at the same time, jurisdictions of various sizes have
12 unique needs and varying levels of resources to address the complex issue of
13 housing, and
14

15 WHEREAS in 2018, the Mayor began questioning whether there were
16 opportunities for surrounding governments to create synergy by working
17 collaboratively on the issue of affordable housing, and
18

19 WHEREAS the Mayor was joined by Pierce County Executive Bruce
20 Dammeier and Pierce County Council Member John Ladenburg in the fall of 2018
21 in convening a roundtable discussion with other governments to determine whether
22 there were regional solutions on keeping housing attainable, affordable, and
23 accessible that could be leveraged in Pierce County, and
24

25 WHEREAS the discussions drew participation from numerous governments,
26 initially focusing on what could be done collectively across Pierce County to
address housing affordability, attainability, and accessibility for residents of all



1 income levels, while acknowledging each jurisdiction’s unique housing market and
2 challenges, and

3 WHEREAS the “Mayors’ Roundtable on Affordability” (“Mayors’
4 Roundtable”), as it was originally called, conducted a series of meetings on:
5

- 6 • local housing affordability data and needs;
- 7 • individual jurisdiction needs and housing types;
- 8 • needs of housing developers and what kinds incentives are valued for
9 spurring the creation of additional units, including affordable units;
- 10 • how other local governments have partnered to achieve results, what tools
11 have been effective, and what lessons have been learned; and
- 12 • how to continue collaborating to move the issue of housing attainability,
13 affordability, and accessibility forward, and
14

15 WHEREAS the engaged governments recognized that housing affordability
16 is a regional challenge that crosses jurisdictional boundaries and agreed that
17 working together, by sharing information and pooling resources, would have a
18 greater impact on addressing housing affordability than working separately, and
19

20 WHEREAS in 2019 the Mayors’ Roundtable group began calling itself the
21 South Sound Housing Affordability Partners (“SSHAP”), and over time, collectively
22 decided to move forward with both short- and long-term action items, including
23 jointly funding and engaging a consultant to explore formalizing a regional coalition
24 to ensure a collaborative and sustained focus on affordability; Cedar River Group
25
26



1 ("Consultant") was selected as the consultant to explore the development of a
2 formal regional coalition, and

3 WHEREAS in 2020-2021 the Consultant worked with staff at several local
4 governments and the Puyallup Tribe of Indians, as well as a steering committee
5 comprised of elected officials, on the proposed structure, budget, and work plan of
6 the coalition, and
7

8 WHEREAS, as a presentation during the City Council Study Session on
9 March 30, 2021, the full SSHAP group agreed to move forward with drafting an
10 Intergovernmental Agreement ("Agreement") that will establish the SSHAP, a
11 regional coalition of governments in Pierce County created to address housing
12 affordability, attainability, and accessibility regionally, and
13

14 WHEREAS, the SSHAP Steering Committee of elected officials from across
15 the region worked on this Agreement for several months, and the process of
16 developing the attached final Agreement included review and the incorporation of
17 feedback provided by many elected officials, staff, and attorneys of governments
18 who have been discussing SSHAP, and
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20 WHEREAS, at their meeting on July 7, 2021, the SSHAP Steering
21 Committee approved the attached Agreement with a recommendation that it be
22 adopted by all governments wanting to join SSHAP, and
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WHEREAS, the Agreement includes these five elements:

- The SSHAP coalition will be governed by an Executive Board comprised of elected officials (or other designated officials) of the members' governments, and each member will have one vote on the Executive Board;
 - The SSHAP coalition will have an Advisory Board comprised of key housing stakeholders;
 - There will be an identified administrative entity and fiscal agent (the full group has unanimously agreed that Pierce County will serve in this role);
 - SSHAP will include 1.5 staff to provide services to all member governments;
- and
- SSHAP will be structured to include the possibility of creating a capital fund,
- and

WHEREAS member governments will pay a proportionate share based on population and initial estimates for the SSHAP budget through 2023, and the total cost will vary on the number of governments that join, and

WHEREAS because the Agreement includes approval of the draft budget, this request will also allocate Council Contingency funds for operations start up in 2021, and the Mayor will seek a mid-biennial budget modification for operations in 2022; Now, Therefore,



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

Section 1. That the proper officers of the City are hereby authorized to establish an Intergovernmental Agreement pursuant to Chapter 39.34 RCW with, and confirm the City's participation in, the South Sound Housing Affordability Partners, for the purpose of improving housing attainability, affordability, and accessibility in the City and Pierce County.

Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Section 3. That funding in the amount of up to \$22,000, budgeted from the City Council Contingency Fund, is hereby approved for the purpose of supporting operations start up in 2021.

Section 4. That the Mayor will seek a mid-biennial budget modification for operations in 2022.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 40817

1 BY REQUEST OF MAYOR WOODARDS, DEPUTY MAYOR BLOCKER, AND
2 COUNCIL MEMBER USHKA

3 A RESOLUTION authorizing the one-time use of funds in the amount of \$10,000,
4 budgeted from the Council Contingency Fund, for the purpose of supporting
5 the upcoming Kinsey African American Art & History Collection to be
6 featured at the Tacoma Art Museum and for the installation of a Black Lives
7 Matter mural in Tollefson Plaza.

8 WHEREAS, in 2020, to express solidarity with the Black Lives Matter
9 movement and the City's commitment to equity, Mayor Woodards, Deputy Mayor
10 Blocker, and some of their colleagues engaged in initial discussion on the
11 installation of a Black Lives Matter street tattoo or mural in Tacoma, and

12 WHEREAS, also in 2020, the Human Rights Commission similarly
13 expressed a desire for a Black Lives Matter mural to be painted in Tacoma, and

14 WHEREAS, building on these conversations, staff from the Office of Arts
15 and Cultural Vitality and Office of Equity and Human Rights engaged in initial
16 discussions to determine how the Tacoma Arts Commission might support this
17 work; however, the installation of a mural in 2020 was paused due to funding
18 limitations and the inclement weather of late fall through early spring months, and

19 WHEREAS, in conversations with the Tacoma Art Museum ("TAM"), City
20 staff learned that there were resources and a desire to commission a mural in
21 conjunction with the upcoming Kinsey African American Art & History Collection to
22 be featured at TAM from July–November 2021, and

23 WHEREAS the Kinsey Collection celebrates African American achievement
24 and contribution from 1595-present, and strives to dispel the "myth of absence"
25
26



through authentic artifacts and fine art which help fill in the blanks of American
1 history, and

2 WHEREAS the Human Rights Commission supports the collaborative effort
3 of the Tacoma Arts Commission and TAM moving forward on the project in
4 Tollefson Plaza, and
5

6 WHEREAS there is a shared desire that the mural express solidarity with
7 the Black Lives Matter movement while celebrating the achievements and
8 contributions of African Americans throughout history, and artists are encouraged
9 to draw from Tacoma's history and imagined futures, and
10

11 WHEREAS the draft timeline has the mural being completed in Fall 2021,
12 with an artist talk and reception hosted at TAM, and

13 WHEREAS, at the July 20, 2021, Study Session, Mayor Woodards shared a
14 Council Consideration Request to authorize the one-time use of \$10,000, budgeted
15 from the Council Contingency Fund, for the purpose of providing a \$5,000
16 sponsorship of the upcoming Kinsey African American Art & History Collection to
17 be featured at TAM, and \$5,000 for the installation of a Black Lives Matter mural,
18 and
19

20 WHEREAS RCW 35.34.250 and 35.34.260 authorize a withdrawal from the
21 Council Contingency fund for any municipal expense, the necessity or extent of
22 which could not have been foreseen or reasonably evaluated at the time of
23 adopting the budget, and
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WHEREAS Ordinance No. 22569 requires an affirmative vote of not less than six members of the Council in order to withdraw moneys from this Fund; Now, Therefore,

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

That one-time funding in the amount of \$10,000, budgeted from the Council Contingency Fund, is hereby approved for the purpose of providing a \$5,000 sponsorship of the upcoming Kinsey African American Art & History Collection to be featured at the Tacoma Art Museum, and \$5,000 for the installation of a Black Lives Matter mural in Tollefson Plaza.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney