## PRESENTATIONS

Meeting on April 15, 2020

<table>
<thead>
<tr>
<th>Agenda Items</th>
<th>Page</th>
</tr>
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<tbody>
<tr>
<td><strong>1. 2020-2024 Consolidated Plan</strong> (PowerPoint Slides, for Discussion Item D-1)</td>
<td></td>
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<tr>
<td><strong>2. 2021-2026 Capital Facilities Program Process</strong> (PowerPoint Slides, for Discussion Item D-2)</td>
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<tr>
<td><strong>3. Residential Infill Pilot Program 2.0</strong> (PowerPoint Slides, for Discussion Item D-3)</td>
<td>32 – 43</td>
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Presentation to the Tacoma Planning Commission:
Tacoma-Lakewood 2020-2024 Consolidated Plan

Presented by
Darian Lightfoot
Contract and Program Auditor
Community & Economic Development Department
P (253) 591-5645 | dlightfoot@cityoftacoma.org
Presentation Overview

• Describe the evaluation approach and funding allocation for the 2015-2019 Consolidated Plan

• Share key findings from the needs assessment and market analysis

• Discuss the proposed Strategic Plan and Annual Action Plan
## 2015-2019 Consolidated Plan Background

<table>
<thead>
<tr>
<th>Goals</th>
<th>Goal Outcome Indicators</th>
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<tbody>
<tr>
<td>Increase and preserve affordable housing choice</td>
<td>Public facility or infrastructure activities for low/moderate-income housing benefit, 20 households assisted</td>
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<tr>
<td></td>
<td>Rental units rehabilitated, 48 household housing units</td>
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<tr>
<td></td>
<td>Homeowner housing added, 443 household housing units</td>
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<tr>
<td></td>
<td>Homeowner housing rehabilitated, 1,159 households housing unit</td>
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<td></td>
<td>Direct financial assistance to homebuyers, 139 households assisted</td>
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<td>Infrastructure, facilities &amp; economic opportunity</td>
<td>Public facility or infrastructure activities other than low/moderate-income housing benefit, 12,000 persons assisted</td>
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<td></td>
<td>Jobs created/retained, 116 jobs</td>
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<td>Reduce homelessness and increase stability</td>
<td>Public service activities other than low/moderate-income housing benefit, 3,475 persons assisted</td>
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<td></td>
<td>Tenant-based rental assistance/rapid rehousing, 1,100 households assisted</td>
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<tr>
<td></td>
<td>Homeless person overnight shelter, 29,700 persons assisted</td>
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## 2015-2019 Consolidated Plan Background

<table>
<thead>
<tr>
<th>Program Year</th>
<th>Fund</th>
<th>Amount</th>
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<tr>
<td>2019</td>
<td>CDBG</td>
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<td>ESG</td>
<td>$208,750</td>
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<td>HOME</td>
<td>$1,349,770</td>
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<td>2018</td>
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<td>ESG</td>
<td>$201,861</td>
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<td>HOME</td>
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<td>2017</td>
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<td>$202,381</td>
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<td>HOME</td>
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<td>2016</td>
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<td>ESG</td>
<td>$201,163</td>
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<td>2015</td>
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<td>$199,158</td>
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<td>$943,877</td>
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Equity Index

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool

Legend
- Jurisdiction
- Region
- Demographics 2010
  - White, Non-Hispanic
  - Black, Non-Hispanic
  - Native American, Non-Hispanic
  - Asian/Pacific Islander, Non-Hispanic
  - Hispanic
  - Other, Non-Hispanic
  - Multi-racial, Non-Hispanic
- TRACT
- R/ECAP

Tacoma Equity Indices
- Tract Indicators
  - Very High
  - High
  - Moderate
  - Low
  - Very Low

Name: Map 1 - Race/Ethnicity
Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Tacoma (CDBG, ESG)
Region: Seattle-Tacoma-Bellevue, WA
HUD-Provided Data Version: AFFHT0004
2020-2021 Bi-Annual Funding Priorities

Housing (CDBG and HOME)
- Develop new affordable housing
- Low-income homeowner repairs and rehab
- Low-income homeowners second mortgages, and/or loans for closing costs
- First-time homebuyers purchase a home, including down payment assistance
- Maintain and expand affordable rental housing for low-income households
- Provide supportive housing for homeless and/or special needs individuals and families

Economic Development (CDBG only)
- Business services that support lower income neighborhoods and/or groups
- Financial and technical assistance for disadvantaged persons who own or plan to start a business
- Revitalization of blighted or low-income business districts
- Code enforcement to proactively prevent health and safety concerns

Human Services (CDBG and ESG)
- Stabilization services that would support low/mod-income individuals and families to move toward housing and economic stability.
- Youth stabilization services to unaccompanied youth at risk for or currently experiencing homelessness.
- Rapid re-housing and homeless prevention.

Community Development (CDBG)
- Street-related improvements
- Public infrastructure improvements
- Off-site infrastructure improvements related to affordable housing
- Public facilities improvements
Needs Assessment and Market Analysis Highlights
Housing Problems

Housing **cost burden** is the most common housing problem in Tacoma and Lakewood, but **low-income renters** are disproportionately impacted.

- **94%** of cost burdened renters earn less than 80% AMI, with 43% earning \(<30\%\) AMI and 51% earning between 31% and 80% AMI.
- **67%** of **severely** cost-burdened renters earn \(<30\%\) AMI

**Single, elderly-households** are also disproportionately impacted.

- **94%** of single elderly renter households in Tacoma and Lakewood experience cost burden **and** earn less than 80 percent of AMI.
Public Housing

Tacoma

Lakewood

Pierce County

6,963 Subsidized Units

913 Subsidized Units

12,837 Total Subsidized Units
Vulnerable Populations

2019 Point-In-Time Count Results
Each January, Pierce County surveys people experiencing homelessness. This “point-in-time count” is a one-day snapshot that captures the characteristics and situations of people living here without a home.

1,486 Homeless persons counted
24% Chronically homeless
25% Members of families with children
38% Female
7% Adult survivors of domestic violence
10% Unaccompanied youth & young adults
9% Veterans
46% People of color* *However, people of color make up only 26% of the Pierce County population, (ACS estimate 2017)
Housing Market

Tacoma has lower housing costs on average compared to the County and State...

<table>
<thead>
<tr>
<th>Income Measures*</th>
<th>Tacoma</th>
<th>County</th>
<th>Washington</th>
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<tr>
<td>Median household</td>
<td>$55,506</td>
<td>$63,881</td>
<td>$66,174</td>
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<td>Median family</td>
<td>$68,820</td>
<td>$76,671</td>
<td>$80,233</td>
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<td>Median earnings male**</td>
<td>$50,179</td>
<td>$53,604</td>
<td>$58,374</td>
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<tr>
<td>Median earnings female**</td>
<td>$42,418</td>
<td>$43,063</td>
<td>$45,206</td>
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<td>Median earnings workers</td>
<td>$33,931</td>
<td>$36,342</td>
<td>$36,286</td>
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<tr>
<td>Per capita</td>
<td>$29,420</td>
<td>$31,157</td>
<td>$34,869</td>
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Owner/ Renter

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<th>County</th>
<th>Washington</th>
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<td>Median home value*</td>
<td>$227,200</td>
<td>$255,800</td>
<td>$286,800</td>
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<tr>
<td>Median monthly owner cost w/ mortgage</td>
<td>$1,639</td>
<td>$1,748</td>
<td>$1,763</td>
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<tr>
<td>Median monthly owner cost w/o mortgage</td>
<td>$605</td>
<td>$574</td>
<td>$539</td>
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<tr>
<td>Median gross rent</td>
<td>$1,015</td>
<td>$1,116</td>
<td>$1,112</td>
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...but housing costs still outpace Tacoma’s lower household incomes, especially for low-income households.
Strategic Plan
Priority Needs & Populations

Priority Needs to Address
• Housing instability among residents, including homelessness
• Limited supply of diverse rental and homeownership opportunities
• Need for accessible, culturally competent services
• Need for safe, accessible homes and facilities

Priority Populations to Serve
• Extremely low-income households
• Very low-income households
• Immigrants
• Seniors
• People of color
• Persons living with disabilities
• Persons experiencing homelessness
<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Funding</th>
<th>Goal Outcome Indicator Lakewood</th>
<th>Goal Outcome Indicator Tacoma</th>
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<tbody>
<tr>
<td>Stabilize existing residents</td>
<td>CDBG</td>
<td>• 15 jobs created or retained</td>
<td>• 36 jobs created or retained</td>
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<tr>
<td></td>
<td>NSP</td>
<td>• 3 business assisted</td>
<td>• 2–3 businesses assisted</td>
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<tr>
<td></td>
<td></td>
<td>• 2–3 demolished blighted properties</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 75 households assisted</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 125 households assisted</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Increase diverse rental and homeownership opportunities</td>
<td>HOME</td>
<td>• 25 households or housing units</td>
<td>• 735 households or housing units</td>
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<tr>
<td></td>
<td>CDBG</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prevent and reduce homelessness</td>
<td>CDBG</td>
<td>• 15 households assisted with emergency rental assistance</td>
<td>• 1,605 households assisted with homelessness services</td>
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<tr>
<td></td>
<td>ESG</td>
<td></td>
<td></td>
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<tr>
<td>Increase availability of accessible, culturally competent services</td>
<td>CDBG</td>
<td>None listed</td>
<td>• 28,120 persons assisted with homelessness services</td>
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<tr>
<td></td>
<td>ESG</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support high-quality public infrastructure improvements</td>
<td>CDBG</td>
<td>• 25,775 persons benefit from public infrastructure improvements</td>
<td>• 12,000 persons benefit from public infrastructure improvements</td>
</tr>
<tr>
<td>Provide resources for urgent community needs (e.g., disaster)</td>
<td>CDBG</td>
<td>None listed</td>
<td>• TBD (assessed as needs arise)</td>
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## 2020-2024 Expected Resources

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<tr>
<th>Program</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of Con Plan</th>
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<tr>
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<td>Annual Allocation</td>
<td>Program Income</td>
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<td>CDBG</td>
<td>$2,528,421</td>
<td>$0</td>
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<tr>
<td>HOME</td>
<td>$1,446,351</td>
<td>$250,000</td>
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<tr>
<td>ESG</td>
<td>$220,216</td>
<td>$0</td>
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Questions?

Darian Lightfoot
Contract and Program Auditor
Community & Economic Development Department
P (253) 591-5645 | dlightfoot@cityoftacoma.org
AGENDA

• Capital Facilities Program Overview
  • Related Planning Documents
• Capital Facilities Plan Development Process
• 2021-2026 CFP Update: Scope of Work
• Key Dates
• Next Steps
• Capital Facilities Program (CFP) is required by WA State Growth Management Act and TMC
• CFP covers a six-year planning period
• Reviewed for alignment with Comprehensive Plan by Planning Commission
• CFP generally adopted concurrently with the City’s biennial budget
  • Last Update
    • Reviewed by Planning Commission Spring/Summer 2018
    • Adopted by City Council November 2018
# CFP AND TIP: REQUIREMENTS

## Transportation Improvement Program
- Required by the Growth Management Act
- Updated Yearly
- Must be Adopted by July 1
- Reviewed by the Transportation Commission and IPS
- Approved by City Council

## Capital Facilities Program
- Required by the Growth Management Act
- Updated Every 2 Years
- Adopted Concurrently with Biennial Budget
- Reviewed by Planning Commission
- Approved by City Council
CAPITAL PLANNING DOCUMENTS

Transportation Commission Review

Transportation 2040 (PSRC)

Transportation Master Plan

6-Yr Transportation Improvement Program

Planning Commission Review

Vision 2040 (PSRC)

Comprehensive Plan

Tacoma 2025

Capital Facilities Program

City Council Approval

Adopted Capital Budget (Approved Capital Project Funding)
Alignment with City Plans and Goals

- Tacoma 2025
- PSRC
- Equity Impacts
- Transportation Master Plan

Other Considerations

- Grant Applications (State and Federal) often Require Inclusion in Planning Documents
- REET Funding is tied to inclusion in CFP
2021-2026 CFP Process: 2 Work Streams

**Stream 1: CFP Development by Planning Department and Planning Commission**

- **March – April 2020**
  - Gather Project Info
  - Evaluate Projects for:
    - Tie in Questions
    - Priority
    - Narratives
    - Consolidation
  - Identify New and Deleted Projects and Where to Prioritize

- **May 2020**
  - Present Recommended Projects and Prioritization to Planning Commission
  - Work with Planning Commission on Any Changes

- **June 2020**
  - PC holds CFP Public Hearing
  - Review CFP Project List and Propose Prioritization of Projects

- **July 2020**
  - Forward Approved Prioritized CFP Project List to City Council
  - Validate CFP for Secured Funding Vs. Unsecured

**Stream 2: Capital Budget Development by OMB**

- **Aug. – Sept. 2020**
  - Validate CFP for Secured Funding Vs. Unsecured
  - Create CIP including City Manager Changes (OMB)

- **October 2020**
  - Proposed Budget and CIP Presented to City Council

- **November 2020**
  - Present to City Council for Adoption
  - City Council Public Hearing

- **December 2020**
  - Update Planning Commission on City Manager/City Council review
Table of Contents

Preface
Reader's Guide

Introduction
What is the CFP?
Why do we have a CFP?
What is a capital facilities project?
How are capital facilities projects prioritized?
Relationship of CFP to other plans/programs
Capital Facilities Program Development Calendar
2017-2018 Completed Projects

2019-2020 Funded Capital Projects
2019-2020 Funded Capital Projects

Six-Year Spending Plan Summary (All Projects)
Six-Year Spending Plan Summary

Capital Facilities Program Project Information
Community Development
Cultural Facilities
General Government Municipal Facilities
Libraries
Local Improvement Districts
Parks and Open Space
Public Safety
Transportation
Utilities

Eastside Community Center and Campus
Project Number: 5CFP-W005
Department: Public Works
Project Phase: Ongoing
Project Manager: Josh Carle
Year of Completion: 2018
Total Project Cost: $2,000,000
Funded Status: Fully Funded
Location: Portland Avenue and 56th Street
Description: The Eastside community center is a public-private partnership that will build out a school campus to bring a swimming pool, a gym, after-school activities, and nature trails to the Eastside neighborhood.
Rationale: The Eastside neighborhood is home to a diverse and racially and ethnically diverse population. Yet, the neighborhood lacks safe and attractive places for children, youth and their families to gather, play, learn and grow.

<table>
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<tr>
<th>Funding Source</th>
<th>Previously Appropriated</th>
<th>New</th>
<th>Unconfirmed</th>
<th>Total</th>
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<td>Grand Total</td>
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Link to Full CFP

26
• Inventory
• Section Narratives
• Completed Projects
• Future Projects
• Miscellaneous Reports
• Funding Tables
2021-2026 CFP UPDATE: SCOPE OF WORK

• Update Project List
  • Add New Projects
  • Remove Completed Projects
  • Remove Projects No Longer Pursuing
  • Modify Project Scopes, as needed
  • Identify Projects Seeking New City Funding
• Ensuring Consistency of Prioritization Answers
• No Major Process or Document Changes
• May 20, 2020
  • Proposed Projects to Planning Commission
• June 17, 2020
  • Public Hearing on Draft CFP Document
• Early July
  • Planning Commission Recommendations to City Council
• October
  • CFP Hearing at City Council
• November
  • CFP Adoption
NEXT STEPS

May 20, 2020

• Presentation
  • Projects and Prioritization
  • Completed Projects
  • New Projects
2021-2022
TACOMA OPERATING & CAPITAL BUDGET

Staff Contact: Nick Anderson, Office of Management and Budget
nanderson@cityoftacoma.org; 253-591-5847
• De-brief comments and finalize recommendations

• Next Steps
  - Staff return with Findings and Recommendations Report
  - Provide recommendations to Council

• Staff Contact
  - Mesa Sherriff, 253-591-5480 | msherriff@cityoftacoma.org
PROPOSED TYPES OF INFILL - PILOT PROGRAM 2.0

Two-Family Housing in the R-2 Zone

- 6,000 SF Lot
- Respond to context through massing, bulk, materials, landscaping, and building placement.

Multi-Family Housing in the R2* + R-3 Zone

- 9,000 SF lot
- up to 6 units

Cottage Housing in all except HMR-SRD

- 7,000 SF lot
- 4-24 units
- 0.5 FAR
- 1.5X density

Density-Based Housing in all Residential Zones

- 7,000 SF lot
- R3: 3,500 SF lot
- 12 units/acre
- Unit Factor
  - Primary = 1
  - Attached = 0.75
  - Accessory = 0.5
### NUMBER OF PROJECTS BY CATEGORY

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<th></th>
<th>Review</th>
<th>CD1 (west end)</th>
<th>CD2 (north end)</th>
<th>CD3 (south)</th>
<th>CD4 (eastside)</th>
<th>CD5 (south end)</th>
<th>citywide</th>
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<td><strong>Two-Family</strong></td>
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#### New Project Types

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**Key Changes:**
- Three Projects/District
APPLICATION PROCESS

Key Changes:
- CUP + Infill Pilot Process Run Concurrently
- One Directors Decision

Planning Commission Meeting 04/15/2020_Slide 5
Support for Infill Pilot Program
1. Support for development near transit hubs
2. Move (program) forward as fast as possible to *meet housing shortage*.
3. Provide greater on-site parking flexibility
4. Expand program into non-residential zones.
5. Focus on unambiguous and well documented design standards.
Mitigating the impacts of the program to existing neighborhood
1. Adequate parking availability

Related Changes Proposed:
• Eliminate parking requirement and allow applicant to determine parking need

No Required off-street Parking Pros:
• Flexibility in how the lot is used
• Less hardscape, more open space
• Promote alternative transportation
• Applicant know if parking needed

No Required off-street Parking Cons:
• Impact on off-street parking
• Enforcement
Mitigating the impacts of the program to existing neighborhood

1. Increased burden on existing infrastructure

Related Changes Proposed:
- Number of projects allowed through program

Impact on Infrastructure Pros:
- Support existing transit, retail, etc
- Add housing supply in Tacoma
- Address missing middle housing

Impact on Infrastructure Cons:
- Added load on utilities
- Increased traffic
- Impact on shared open space
Streamlining the administration of the program
1. Decrease of public involvement
2. Code enforcement
3. Provide examples for common lots sizes

Related Changes Proposed:
• Reducing number of mailings from 2 to 1
• Reducing number of Decision Letters from 2 to 1
• Handbook being updated to provide examples

Rational:
• Recipients, information provided, and response time for public notice will be unchanged
• Scope of project review, opportunities for comment, and conditions for approval unchanged
• Proposed changes provide the same amount of review with less processing time required
TWO-FAMILY HOUSING IN R2 ZONE

Planning Commission Decision Prior to Public Hearing:
Remove requirement for 2-family dwelling to
“present general appearance of detached single-family dwelling in terms of architecture, bulk and front and rear setbacks.”

Public Comment Related to this issue: N/A

Language as Currently Proposed:
• Development must respond to context and neighboring structures through massing, bulk, materials, landscaping, and building placement.
• Each unit must have the primary entrance directly accessed from adjacent street
• Minimum usable yard space shall be 10% of lot area with no dimension less than 15 feet.
• Parking
  - require vs. not require off-street

• Impact on existing infrastructure
  - 3 projects per Council District

• Streamlining
  - Mailings and decision letters

• Two-family
  - Appearance of “single-family”

• Other changes
  - Increase cottage density from 1.5 to 2x underlaying zone
• finalize recommendations
  - Staff return with Findings and Recommendations Report
  - Provide recommendations to Council

• Staff Contact
  - Mesa Sherriff, 253-591-5480 | msherriff@cityoftacoma.org