



LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, March 8, 2021

City of Lakewood

<https://www.youtube.com/user/cityoflakewoodwa>

Telephone via Zoom: +1(253) 215- 8782

Participant ID: 868 7263 2373

CALL TO ORDER

Mayor Anderson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Don Anderson, Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, Patti Belle, Linda Farmer and Paul Bocchi.

ITEMS FOR DISCUSSION:

South Sound Housing Affordability Partnership (SSHAP) Update.

Planning Manager Tiffany Speir introduced Mr. John Howell, Cedar River Group and Mr. Marty Kooistra, Housing Development Consortium, who have been facilitating conversations on behalf of SSHAP which includes Pierce County and a consortium of cities.

Mr. Howell shared that SSHAP convened in 2019 to shape Pierce County's future by creating access to affordable and attainable housing.

Mr. Kooistra highlighted the history of SSHAP and Lakewood's involvement. He shared that access to affordable and attainable housing is a regional challenge and by pooling resources more can be accomplished than by single jurisdictions. He provided examples of what SSHAP might do which includes development of locally supported policies, establishment of a Housing Capital Fund, coordinate activities around a legislative housing agenda, create housing units, advocate for state and federal resources and grants. He shared that a targeted work plan will be created with key performance measures which will support participating government's needs.

Mr. Howell then shared that next steps include agency review of the drafted intergovernmental agreement and provide a financial commitment which will ultimately be based on how many jurisdictions participate. Discussion ensued.

Annual Housing Report.

Assistant City Manager for Development Services Bugher provided an overview of current housing in Lakewood. He shared that there is a stronger rate of growth and shortage of inventory due to increased net-migration and demand from King County.

He shared that apartment market conditions in the Tacoma-Lakewood are tight with a 2.9% vacancy rate during the 3rd quarter of 2020 and Lakewood's average rental rate was \$1,285 in 2020. He shared apartment rent ranges noting that housing units are 40% renter occupied and 59% owner occupied. He then highlighted rents by community noting that Lakewood it is the second lowest in Pierce County. He reviewed stats related to Lakewood's housing production which totaled 167 new units in 2020, platting activity which totaled 116 lots, and the City registered 10,487 properties through the Rental Housing Safety Program (RHSP).

He reviewed Lakewood's role in housing noting that the City controls zoning and housing subsidies although does not control land values, access to credit or rising costs of labor and materials. He outlined some of Lakewood's housing policies and programs that are in place to maintain and promote affordable housing within the city. Discussion ensued.

2020 Business Retention and Expansion Report.

Economic Development Manager Becky Newton shared that the Business Retention and Expansion (BRE) is a core program for economic development and the department increased collaboration and partnerships in 2020. She highlighted impacts due to COVID-19 to the hospitality industry and reported that taxable retail sales trends flattened at 2%. She shared that in 2020, 127 businesses were contacted which represents approximately 10,000 jobs.

She shared results of a survey of businesses that was conducted to identify specific needs, workforce demographics, level of satisfaction and to identify impacts and restrictions of COVID-19 on business vitality. Discussion ensued.

Review Lakewood Station District Subarea Plan.

Planning Manager Speir was joined by Lisa Grueter, BERK and Associates. Ms. Speir highlighted the proposed Lakewood Station District Subarea Plan (LSDS) boundaries which is located in the southeast area of the city which includes 330 acres and stretches north from Pacific Highway to 108th Street SW and east to State Route 512.

She highlighted legislative review to date conducted by the Planning Commission and City Council as well as public engagement events that were held both in person and virtually. She shared partial results from a public survey that was conducted to verify the vision and focus of the LSDS. She reported that 3% of the city's

population is in the subarea which includes 170 businesses and 2300 employees and highlighted income, employment and population demographics.

She then reviewed the proposed land use and density of the area which will allow for residential capacity of 1722 new dwellings and employment capacity of 1276 new jobs and key concepts such as the proximately to transit, affordability, walkability, design standards, transportation mitigation measures and parking requirements. She then shared environmental constraints and issues that have been identified by stakeholders such as the risk of displacement, current and future affordable housing options and parking standards.

She shared that next steps are for the City Council to conduct a public hearing on the proposed LSDS at the April 5th meeting followed by action on April 19th. Discussion ensued.

ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 15, 2021 REGULAR CITY COUNCIL MEETING:

1. 28th and 29th District Legislators Mid-Legislative Session Update.
2. Sound Transit Update. – *Ms. Katie Drewel, Government and Community Relations Officer*
3. Authorizing award of a contract for the construction of the JBLM North Access Improvement project. (Motion – Consent Agenda)
4. Authorizing the execution of a collective bargaining agreement with the Lakewood Police Independent Guild. – (Motion – Consent Agenda)
5. Reappointing Sylvia Allen and Michael Lacadie to serve on the Parks and Recreation Advisory Board through September 19, 2023 and appointing Fred Ramey to serve on the Park and Recreation Advisory Board through September 19, 2022. – (Motion – Consent Agenda)
6. Appointing Christine Manetti to serve on the Landmarks and Heritage Advisory Board through December 31, 2023. – (Motion – Consent Agenda)
7. Appointing Sylviann Johnson to serve on the Arts Commission through October 16, 2023. – (Motion – Consent Agenda)

REPORTS BY THE CITY MANAGER

City Manager Caulfield shared that Sound Transit will provide the City Council an update at the regular meeting of March 15, 2021.

He shared that the Senate approved the American Rescue Plan which includes funding for local governments and a review and discussion of options for use of

funding will take place during the City Council Retreat scheduled for Saturday, March 27th, in the City Hall Council Chambers.

He shared that the Puget Sound Regional Council (PSRC) Transportation Coordinating Committee has recommended the Steilacoom Boulevard between Weller Road and 83rd Street construction project for funding.

He shared that the City of Lakewood's Spring Community Clean Up event will be held on Saturday, April 17th and Sunday, April 18th. Those interested in volunteering should contact City Clerk Briana Schumacher.

He shared that a contract approval for the JBLM North Access Improvement Phase 1 project will come forward for City Council consideration during the March 15th regular meeting.

He reported that the Pierce County Council approved grant funding for a Rental and Mortgage assistance program which is available to tenants and landlords.

He recognized several current and prior employees who graduated from the Northwest Women's Leadership Academy (NWWLA) and noted that the purpose of the academy is to advance women from a variety of backgrounds in local government into leadership roles.

He then announced the following upcoming meetings and events:

- March 10 at 11:00 A.M.; Briefing with Senator Murray and Senator Cantwell; virtual event
- March 11 at 4:30 P.M.; Ground Breaking Ceremony for Homeownership Center of Tacoma
- March 24 at 8:00 A.M. to 11:00 A.M.; 2021 AWC Lobby Day, virtual event
- March 24 at 12:00 P.M.; Community Healthcare Lunch and Laughter; virtual event
- March 31; 8:00 A.M; Communities in Schools Champions for Youth Breakfast; virtual event

CITY COUNCIL COMMENTS

Councilmember Farmer shared that she provided Council Remarks at the Clover Park School District (CPSD) Board meeting this evening. She encouraged the City Council to participate in the Emergency Food Network Hunger Walk virtual event. She commented on the CPSD Resolution related to diversity, equity and inclusion and it was requested that the Resolution come forward for City Council consideration at next week's meeting.

Deputy Mayor Whalen shared that last week he attended the Pierce Transit Board of Commissioners meeting.

Mayor Anderson commented that today is International Women's Day.

Mayor Anderson announced that the City Council will recess into Executive Session for approximately 60 minutes pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the city litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

Council recessed into Executive Session at 9:59 p.m. and reconvened at 10:59 p.m.

ADJOURNMENT

There being no further business, the meeting 10:59 p.m.



DON ANDERSON, MAYOR

ATTEST:



BRIANA SCHUMACHER
CITY CLERK