



RESOLUTION NO. 40003

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS BLOCKER
2 AND USHKA

3 A RESOLUTION relating to affordable housing; directing the City Manager to
4 review current funding for tenant assistance and provide information and
5 options relating to relocation assistance for discussion by the Community
6 Vitality and Safety Committee, as part of an overall strategy related to
7 tenant rights; and authorizing the use of City Council Contingency Funds,
8 in an amount up to \$10,000, to provide case management services for
9 Tiki Apartment residents who may be displaced.

10 WHEREAS shelter is a basic human necessity, and as the City works to
11 alleviate homelessness, it also wants to ensure that those who are currently
12 housed, remain so, and

13 WHEREAS, on April 5, 2018, residents in all 58 units of the Tiki Apartments
14 complex received notices to vacate their apartments so that substantial
15 rehabilitation of the apartments could be performed, with half of the residents given
16 until April 30, 2018, to vacate, and the other half given until the end of May 2018 to
17 vacate, in accordance with current notification requirements, and

18 WHEREAS, although some vacation dates have been extended, many of the
19 residents are low-income, disabled, or have other challenges in finding a new home
20 within such a short timeframe and within a similar price point, and

21 WHEREAS similar hardship experiences were conveyed to the City Council
22 by members of the public at its regular meeting on April 24, 2018; at this meeting,
23 the City Council adopted Resolution No. 39998, directing the City Manager to
24 review related City policies and have staff examine options for expanding tenants'
25 rights while not doing undue harm to landlords, and
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS, on April 26, 2018, the City Council held a Special Meeting and approved Amended Ordinance No. 28508, adding a chapter to the Tacoma Municipal Code for tenant rights, which requires landlords to provide 90 days' written notice prior to terminating a month-to-month tenancy under certain circumstances, which requirement will become effective on May 14, 2018, and

WHEREAS the emergency ordinance has a sunset date of September 30, 2018, so that the Community Vitality and Safety Committee will have an opportunity to discuss policy options and bring forth recommendations related to tenant rights for Tacoma residents for City Council consideration, and

WHEREAS, although the 90 days' written notice requirement will provide additional notice and protections to future displaced tenants, it will not provide additional notice to tenants of the Tiki Apartments who have already received their notice, and

WHEREAS, as a result of these issues, the City Council is directing the City Manager to review the current funding for tenant assistance and provide information and options relating to relocation assistance for discussion at the Community Vitality and Safety Committee, as part of an overall strategy related to tenant rights for displaced tenants, due to no fault of their own; and authorizing the use of City Council Contingency Funds, in an amount up to \$10,000, to provide case management services for Tiki Apartment residents who may be displaced, and



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS RCW 35.33.145 and 35.34.250 authorize a withdrawal from the City Council Contingency Fund for any municipal expense, the necessity or extent of which could not have been foreseen or reasonably evaluated at the time of adopting the budget, and

WHEREAS the City Council's request to use funds from the Contingency Fund for case management services for residents of the Tiki Apartments who may be displaced is necessary and could not have reasonably been foreseen or evaluated at the time the City Council adopted the budget, and

WHEREAS Ordinance No. 22569 requires an affirmative vote of not less than six members of the City Council in order to withdraw moneys from this fund;

Now, Therefore,

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

That the City Council hereby directs the City Manager to review current funding for tenant assistance and to provide information and options relating to relocation assistance, for discussion by the Community Vitality and Safety Committee, as part of an overall strategy related to tenant rights; and authorizing



1 the use of City Council Contingency Funds, in an amount up to \$10,000, to provide
2 case management services for residents of the Tiki Apartments who may be
3 displaced.

4
5 Passed _____

6
7 _____
8 Mayor

9
10 _____
11 City Clerk

12 Approved as to form:
13
14 _____
15 Deputy City Attorney

16
17
18
19
20
21
22
23
24
25
26