



TO: Elizabeth Pauli, City Manager
FROM: Diane Powers, Director, Office of Equity and Human Rights
COPY: City Council and City Clerk
SUBJECT: **Ordinance to Extend Temporary Tenant Protections through TMC 1.95
“Tenant Rights Code” until October 31, 2018 – August 28, 2018**
DATE: August 17, 2018

SUMMARY:

The Tacoma City Council passed Ordinance Number 28508, to increase protections for tenants through September 30, 2018. The primary provisions of this ordinance are 1) creating a 90-day notice period in the event of demolition, substantial rehabilitation, or conversion to another use; and 2) establishing enforcement procedures, including who to contact in the event notice is not provided. The purpose of this proposed ordinance is to extend TMC 1.95 “Tenant Rights Code” through October 31, 2018.

STRATEGIC POLICY PRIORITY:

The strategic policy priorities that best align with this action are the following:

- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

The City Manager, through City Staff, is researching a range of tenant protections. City Staff has gathered feedback of proposed tenant protections from a stakeholders’ group, consisting of both tenants and landlords.

ISSUE:

Additional time is needed to adequately examine possible options of expanding tenants’ rights while not creating undue harm to landlords.

ALTERNATIVES:

The City Council could chose to reject the proposed ordinance and let the current protections lapse or modify the proposed language

RECOMMENDATION:

Neighborhood and Community Services and the Office of Equity and Human Rights recommend the proposed extension and requests approval by the City Council. The extension is important to have adequate time to offer sound proposals of an expansion of tenants’ rights that would not create undue hardship for landlords.

FISCAL IMPACT:

There is no fiscal impact to this proposed ordinance.