



City of Tacoma

Community Vitality and Safety

Committee Minutes

747 Market Street, Tacoma WA 98402, Conference Room 248
Dial: 253-215-8782 Meeting ID: 823 7010 6303
Webinar Link: www.zoom.us/j/82370106303 Passcode: 614650

July 28, 2022

4:30 PM

Chair Catherine Ushka, Vice Chair Keith Blocker, Kiara Daniels,
Sarah Rumbaugh, John Hines (alternate)

Call To Order

Chair Ushka called the meeting to order at 4:42 p.m.

Roll Call

Present: 3 - Blocker, Daniels and Ushka

Absent: 1 - Rumbaugh

Vice Chair Blocker and Council Member Daniels participated virtually.

Approval of Minutes

1. [22-0851](#) Approval of the minutes of the April 21, 2022, special meeting.

MOTION: Vice Chair Blocker moved to approve the minutes of the April 21, 2022, special meeting.

SECONDED BY: Council Member Daniels.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 3 - Blocker, Daniels and Ushka

Absent: 1 - Rumbaugh

Briefing Items

2. [22-0848](#) Proposed Changes to the Tacoma Rental Housing Code
[ChiQuata Elder, Tenant-Landlord/Crime Free Housing Coordinator,
Office of Equity and Human Rights]

At approximately 4:44 p.m., ChiQuata Elder, Tenant-Landlord/Crime Free

Housing Coordinator, Office of Equity and Human Rights, presented the proposed changes to the Tacoma Municipal Code Chapter 1.95 relating to the Rental Housing Code, including an overview; background; just cause evictions and legal reasons to terminate tenancy, noting nonpayment of rent, breach of lease, waste/nuisance/illegal activity, landlord or immediate family to occupy unit, intent to sell, demolition, substantial rehabilitation, change of use, conversion to condominiums, premises are condemned, shared space with owner, transitional housing, failure to sign a new lease/rental agreement, application fraud, other economic/business reasons, repeated lease violations, sex offenders, sexual harassment, and holdover occupants not on rental agreement; and amendments and other changes. She further reviewed compliance and enforcement of the Rental Housing Code; findings from the changes to the just cause eviction; proposed changes and policy recommendations, noting shared housing standards, rent increase notices, proposed sale of low-income housing, restrictions on filing evictions if the housing provider does not have a valid City of Tacoma Rental Business License, and rental screening requirements; and next steps, noting community outreach, working with stakeholders, and presenting to the Community Vitality and Safety (CVS) Committee.

Discussion ensued throughout regarding holdover occupants, bringing updates to the CVS Committee, community outreach and input, the need for accessible housing, the eviction moratorium put in place during the COVID-19 pandemic, rising rents after the moratorium ended, changes in the housing market and the effect on rental prices, state laws versus City laws and enforcement practices, tenant subletting, and landlord responsibilities.

Topics for Upcoming Meetings

3. [22-0847](#) August 11, 2022 - Tacoma Area Commission on Disabilities Interviews
August 25, 2022 - Youth and Young Adult Violence Reduction Update
September 8, 2022 - Neighborhood and Community Services
2023-2024 Contract Funding Recommendations

Ted Richardson, Committee Liaison, stated that the next meeting will be held on August 11, 2022, and will include interviews for the Tacoma Area Commission on Disabilities and an update on language access; and that the August 25, 2022, meeting will include an update on youth and young adult violence reduction.

Other Items of Interest

Vice Chair Blocker stated he would like updates brought to the CVS Committee on the City's stance on a sales and use tax incentive to create affordable housing.

Public Comment

Public Comment was heard from:

1. Fei Priddy, speaking on the proposed changes to the Tacoma Rental Housing Code.
2. Jim Henderson, speaking on the proposed changes to the Tacoma Rental Housing Code.
3. Cheryl Anderson, speaking on the proposed changes to the Tacoma Rental Housing Code.
4. Eduard Prokhor, speaking on the proposed changes to the Tacoma Rental Housing Code.
5. Patti, speaking on the proposed changes to the Tacoma Rental Housing Code.
6. Jai Briar, speaking on the proposed changes to the Tacoma Rental Housing Code.

Adjournment

There being no further business, the meeting adjourned at 6:06 p.m.



Catherine Ushka, Chair



Katie Foster, City Clerk's Office