



City of Tacoma Community Vitality and Safety Committee Minutes

747 Market Street, Tacoma, WA 98402, Council Chambers
Dial: 253-215-8782 Meeting ID: 859 6160 4917
Webinar Link: www.zoom.us/j/85961604917 Passcode: 614650
May 25, 2023
4:30 PM

Change of Location

Call To Order

Chair Ushka called the meeting to order at 4:32 p.m.

Roll Call

Present: 4 - Blocker, Daniels, Rumbaugh and Ushka

Council Member Daniels participated virtually at the beginning of the meeting.

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MOTION: Vice Chair Blocker moved to conduct the Public Comment portion of the meeting after the briefing items.

SECONDED BY: Council Member Rumbaugh.

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

Ayes: 4 - Blocker, Daniels, Rumbaugh and Ushka

Public Comment

Public Comment was held later in the meeting.

Briefing Items

1. [23-0545](#) Rental Housing Code Update
[ChiQuata Elder, Landlord-Tenant Program Specialist, Office of Equity and Human Rights; Ted Richardson, Strategic Initiatives Coordinator, Office of Strategy]

At approximately 4:42 p.m., Ted Richardson, Strategic Initiatives Coordinator, Office of Strategy, introduced ChiQuata Elder, Landlord-Tenant Program Specialist, Office of Equity and Human Rights, and presented an update on the Rental Housing Code (RHC) including an overview of the Affordable Housing Action Strategy, objectives, and relationship to the RHC; background and community outreach, noting the ten proposed RHC considerations meetings over the last five years; community outreach with RHC stakeholder advisory groups, noting community organizations, and the City offered having community surveys, and events. Together, Elder and Richardson outlined proposed changes to the RHC, noting those proposed by the City and the Landlord Fairness Code initiative petition group; feedback received; and sponsor considerations, including changes related to rent increase notices, shared housing standards, standardized screening criteria, late fee standards, requiring a rental business license to file an eviction, health and safety compliance, fees and deposits, relocation assistance, eviction prohibitions, and penalties and enforcement. They concluded by reviewing proposed next steps.

Discussion ensued throughout regarding clarifying the late fee standards, rent increase criteria, shared housing, definitions, and eviction notice requirements; income to rent requirements; barriers to renters, noting past evictions; community and stakeholder feedback; City versus initiative proposals; late fees, noting caps and how payments by tenants can be applied; complaints, noting health and safety violations, fear of retaliation, criteria, and who can bring forward complaints; deposits, noting normal wear and tear, installments, and offering flexibility; relocation assistance, noting factors that impact a tenant's ability to pay rent; recent changes due to Washington State legislation; appreciation for staff and community members; complexity of the issues; and seeking a policy that best serves everyone.

Public Comment

Public Comment was heard from:

1. Andrea Reay, speaking on the proposed RHC updates.
2. Mark Milnes, speaking on the proposed RHC updates.
3. Kit Burns, speaking on the proposed RHC updates.
4. Leo Mafi, speaking on the proposed RHC updates.
5. Jude Gray, speaking on the proposed RHC updates.
6. Ty Moore, speaking on the proposed RHC updates.
7. Des Shaphont, speaking on the proposed RHC updates.
8. Devin Rydel Kelly, speaking on the proposed RHC updates.
9. Sean Arent, speaking on the proposed RHC updates.
10. Anita Latch, speaking on the proposed RHC updates.
11. Courtney Love, speaking on the proposed RHC updates.
12. Zev Cook, speaking on the proposed RHC updates.
13. J.P. Burdick, speaking on the proposed RHC updates.
14. Kathy Lawhon, speaking on the proposed RHC updates.
15. Liam Void, speaking on the proposed RHC updates.
16. Holly Rydel Kelly, speaking on the proposed RHC updates.
17. Eric, speaking on the proposed RHC updates.
18. Nancy, speaking on the proposed RHC updates.
19. Zac Baker, speaking on the proposed RHC updates.
20. Andrea Capere, speaking on the proposed RHC updates.

Topics for Upcoming Meetings

2. [23-0546](#) June 8, 2023 - Anti-Displacement Strategy Update; Chronic Nuisance Law Update
June 22, 2023 - Welcoming Interactive Report; Minimum Building and Structures Code Overview
July 13, 2023 - Amendments to Tacoma Municipal Code 8.17 - False Reports of Crime


D'Angelo Baker, Committee Liaison, stated that the next meeting will be held on June 8, 2023, and will include updates on the anti-displacement strategy and the chronic nuisance law; the June 22, 2023, meeting will include a Welcoming Interactive report, Minimum Building and Structures Code review, and a presentation on animal control managed intake; and the July 13, 2023, meeting will include proposed amendments to Chapter 8.17 of the Municipal Code related to false crime reports.

Other Items of Interest

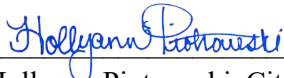
There were no other items of interest.

Adjournment

There being no further business, the meeting adjourned at 6:37 p.m.



Catherine Ushka, Chair



Hollyann Piotrowski, City Clerk's Office