




**TO:** Elizabeth Pauli, City Manager  
**FROM:** Debra Casparian, Deputy City Attorney, City Attorney's Office   
William Fosbre, City Attorney, City Attorney's Office  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Requiring penalties received pursuant to TMC 1.95, Rental Housing Code, be used for tenant relocation assistance authorized under the TMC – January 29, 2019  
**DATE:** January 22, 2019

**SUMMARY:**

A resolution requiring that any penalties the City receives under the Rental Housing Code, Tacoma Municipal Code (“TMC”) 1.95, be used only for tenant relocation assistance authorized under the TMC.

**COUNCIL SPONSORS:** Council Members Beale and Ushka

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

On November 20, 2018, pursuant to Ordinance No. 28559, the City enacted Tacoma Municipal Code 1.95, “Rental Housing Code,” to provide better protections for tenants and provide specific guidance to landlords. The Rental Housing Code encourages landlords to voluntarily comply with the requirements in the Code, even after a violation is alleged, and, in circumstances where landlords do not voluntarily comply with Code requirements, the City is authorized to enforce the Code provisions and impose penalties on landlords who choose not to comply. The Rental Housing Code provides tenants relocation assistance in certain circumstances, and the 2019-2020 Biennial Budget includes \$200,000 for tenant relocation assistance support. It is the City’s intent that any penalties received under the Rental Housing Code will be used for tenant relocation assistance as authorized in the Code.

**ISSUE:**

The City is authorized to enforce the Rental Housing Code and may impose penalties on some landlords. Currently, there is no direction on what the City will do with those monies. This resolution will require the City to use any monies received from these penalties only for the purpose of providing tenant relocation assistance.

**ALTERNATIVES:**

The City Council could choose not to adopt this resolution, which would mean any penalties the City receives would be used to support the City, generally.

**RECOMMENDATION:**

It is recommended that any penalties received from enforcing the Rental Housing Code be for tenant relocation assistance authorized by the Code.

**FISCAL IMPACT:**

it is unknown how much revenue may be generated from fees, fines or penalties, if any.