



TO: Elizabeth Pauli, City Manager
FROM: Bucoda Warren, Management Fellow, on behalf of Council Member Beale
COPY: City Council and City Clerk
SUBJECT: **Resolution Funding Support for Tenant Outreach and Education – February 26, 2019**
DATE: February 6, 2019

SUMMARY:

Resolution authorizing the expenditure of \$20,000 of Council Contingency Funds to support tenant outreach and education; and directing the City Manager to negotiate and execute an agreement with the Tenants Union of Washington outlining the scope of work and deliverables for the funding.

COUNCIL SPONSORS:

Mayor Woodards and Council Members: Beale and Ibsen

STRATEGIC POLICY PRIORITY:

The request to provide funding to support tenant outreach and education best aligns with the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.

BACKGROUND:

On November 20, 2018, the City of Tacoma unanimously passed a robust set of tenant rights and protections to help promote housing security, address the impacts of displacement, and prevent homelessness. These protections include extended notice to vacate, relocation assistance, extended notice of rent increase, prohibition of retaliation, and installment payments for move in costs, among others.

The City’s Office of Equity and Human Rights budgeted \$26,000 for public outreach to educate tenants and landlords on the new laws and their rights under the laws, and the responsibility of landlords to provide information. These meetings will take place in each district of the city and provide translation and other accessibility options as needed to provide equitable outreach to as many tenants as possible. This proposed funding would provide additional outreach by the Tenants Union of Washington and through the Tacoma Tenants Organizing Committee to supplement existing efforts to connect tenants to resources and advocate for their interests.

This proposal is aligned with the City’s Affordable Housing Action Strategy, which includes a strategic objective to “help people stay in their homes and communities.” A recommended action is to “work with partners to increase community organizing” (Action 3.3). Helping people stay in their homes is beneficial for the population of Tacoma as a whole. Renters, particularly those with fewer resources, often rely on their neighbors and community for support, so remaining in place helps maintain community strength and vitality.



These efforts would occur in 2019. The deliverables provided over this timeframe as identified by the Tacoma Tenants Organizing Committee include:

- 8 tenant led public meetings in central, south, and east Tacoma with 50 attendees per meeting.
- “Train the trainer” training for community groups and direct service providers who work with tenants, with a goal of reaching 10 groups and at least 50 direct service providers.
- Outreach to 5,000 tenants through 25 volunteers

The Tacoma Tenants Organizing Committee is not able to directly contract with the City which requires contracting will be done through the Tenants Union of Washington. The Tacoma Tenants Organizing Committee has worked closely with the Tenants Union of Washington which would also provide technical support and assistance for the project.

Success will be measured through the following metrics:

- Track the number of people who attended meetings
- Track the number of people contacted
- Track the number of organizations and community groups reached
- Track how many tenants are reporting landlord violations to the City
- Evaluation sheets for meetings (more tenants will agree that presentations improved their knowledge of Tacoma’s tenant protections and how to report violations)
- Collect feedback on barriers to reporting landlord violations, enforcement processes, and how tenants can be better supported by the city
- Collect feedback on what would help tenants better understand the tenant protection laws

ISSUE:

In order to authorize the use of the City Council Contingency Funds for this purpose, a resolution must be adopted.

ALTERNATIVES:

The City Council could choose to adopt, modify or reject this resolution.

RECOMMENDATION:

In order to provide additional resources to tenants in the form of outreach and education and to align with the City’s affordable housing strategic objective to “help people stay in their homes and communities,” it is recommended that the City Council adopt this resolution to fund this effort and work with community organizing partners to provide these services.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1030 Council Contingency Fund	660000	5310100	\$20,000
TOTAL			\$20,000

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1030 Council Contingency Fund	660000	6311010	\$20,000
TOTAL			\$20,000

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$20,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

N/A