



TO: Elizabeth Pauli, City Manager
FROM: Diane Powers, Director, Office of Equity and Human Rights; City Manager’s Office
COPY: City Council and City Clerk
SUBJECT: Resolution setting a public hearing on October 2, 2018, related to adding a “Tenant Relocation Assistance” Section to TMC 1.95, Tenant Rights Code – September 18, 2018
DATE: September 5, 2018

SUMMARY:

A resolution setting a public hearing on October 2, 2018, related to adding a “Tenant Relocation Assistance” Section to Tacoma Municipal Code 1.95 (TMC), Tenant Rights Code. The Tacoma City Council passed Ordinance No. 28508 earlier this year which requires 90 days’ notice to terminate a month to month tenancy in the event the landlord plans to substantially rehabilitate, demolish, or change the use of a building. Since that ordinance was enacted, City staff has been working on a more comprehensive Rental Housing Code proposal, which includes a new “Tenant Relocation Assistance” Section.

COUNCIL SPONSORS:

There was a consensus by the Community Vitality and Safety Committee at their August 23, 2018 meeting to move this item forward to the full Council for tenant relocation assistance policy consideration. Council Members Blocker, Beale, Camarata, and Ushka were in attendance at the meeting.

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.
- 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. One proposal is to require tenant relocation assistance in certain situations, such as demolition, substantial rehabilitation whether due to code enforcement or any other reason, or change of use of residential property, or upon the removal of use restrictions in an assisted-housing development. This relocation assistance is authorized by state law, RCW 59.18.440.

Before requiring this relocation assistance, state law requires the City to hold a public hearing after reasonable notice to the public. RCW 59.18.440 (1) and (3).

A requirement that property owners provide relocation assistance shall include the amounts of such assistance to be provided to low-income tenants. In determining such amounts, the jurisdiction imposing the requirement shall evaluate and receive public testimony on what relocation expenses displaced tenants would reasonably incur in that jurisdiction including:

- (a) Actual physical moving costs and expenses;
- (b) Advance payments required for moving into a new residence such as the cost of first and last month's rent and security and damage deposits;
- (c) Utility connection fees and deposits; and,
- (d) Anticipated additional rent and utility costs in the residence for one year after relocation.



ISSUE:

Per RCW 59.18.440 (1) and (3), a public hearing is required in order to add a “Relocation Assistance” Section to TMC 1.95.

ALTERNATIVES:

The City Council could choose to reject the proposed resolution setting a public hearing date and not proceed with this type of relocation assistance for tenants.

RECOMMENDATION:

The Committee Vitality and Safety Committee supports the staff recommendation that the full City Council consider proposed amendments to the TMC related to tenant protections, including tenant relocation assistance.

FISCAL IMPACT:

There is no fiscal impact related to this resolution.