



ORDINANCE NO. 28532

1 AN ORDINANCE relating to affordable housing and tenant protections; extending
2 the prohibitions contained in Amended Ordinance No. 28508, relating to
3 temporary tenant protections as set forth in Tacoma Municipal Code 1.95,
through 11:59 p.m. on January 31, 2019.

4 WHEREAS shelter is a basic human necessity, and as the City works to
5 alleviate homelessness, it also wants to ensure that those who are currently housed
6 remain so, and

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8 WHEREAS owners and landlords of affordable housing play an important
9 part of our community, and

10 WHEREAS tenants of affordable housing deserve safe and stable housing,
11 and

12 WHEREAS, on April 26, 2018, the City Council passed Amended Ordinance
13 No. 28508, establishing Tacoma Municipal Code (“TMC”) 1.95, entitled “Tenant
14 Rights Code,” to increase protections for tenants, and further, declared an
15 emergency to sunset at 11:59 p.m. on September 30, 2018, and
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17 WHEREAS, on September 11, 2018, pursuant to Ordinance No. 28527, the
18 City Council extended these protections through October 31, 2018, and

19 WHEREAS, since the original ordinance was enacted, staff has developed a
20 more comprehensive Rental Housing Code, and
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22 WHEREAS, before the proposed code goes into effect, adequate notice
23 about the proposed Rental Housing Code, to include outreach and training efforts,
24 should be given to housing providers and tenants in the City, and
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WHEREAS, in order for this process to be productive, staff is proposing that the new Rental Housing Code become effective on February 1, 2019, and

WHEREAS, at the September 27, 2018, Community Vitality and Safety Committee meeting, staff presented the proposed amendments and new additions to TMC 1.95, as well as an estimate of cost impacts for staff and outreach/ education efforts in the first year and caseload-driven costs in the second year, and

WHEREAS staff is recommending the extension of the temporary tenant protections set forth in TMC 1.95 be extended through 11:59 p.m. on January 31, 2019, to allow adequate notice, including outreach and training, on the proposed Rental Housing Code; Now, Therefore,

BE IT ORDAINED BY CITY OF TACOMA:

That the prohibitions contained in Amended Ordinance No. 28508, relating to the temporary tenant protections set forth in Tacoma Municipal Code 1.95, shall sunset and no longer be in effect at 11:59 p.m. on January 31, 2019.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney