



City of Tacoma Community Vitality and Safety Committee Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

September 27, 2018

4:30 PM

Chair Keith Blocker, Vice Chair Catherine Ushka,
Chris Beale, Justin Camarata, Lillian Hunter (alternate)

Change of Location

Call To Order

Chair Blocker called the meeting to order at 4:36 p.m.

Present: 4 - Beale, Blocker, Camarata and Ushka

Briefing Items

1. [18-1126](#) Neighborhood Council Program
[Carol Wolfe, Supervisor, Community and Economic Development]

At approximately 4:36 p.m., Carol Wolfe, Supervisor, Community and Economic Development, made opening remarks; briefly explained the documents presented to the Council Members; and provided information on the Neighborhood Council Program, including an overview; background, including a timeline, updates since the last presentation, and outreach; issues; proposed revisions, including Sections 1.45.010, 1.45.020, 1.45.050, 1.45.060, and 1.45.070 of the Municipal Code and other potential changes; outreach process; partners; next steps; and recommendations.

Discussion ensued regarding feedback from the Neighborhood Council members, the need for the program to align with Tacoma 2025 goals, how the program is working in its current state, participatory budget, the importance of neighborhood engagement, difficulties in participation and outreach, the size of Neighborhood Council boundaries, the need for providing trainings such as Equity 101, the need for working with Planning and Development Services staff for planning purposes, the need for making the Neighborhood Council membership known to the public, provision of leadership and necessary trainings, accessibility, the need for creating an effective channel between the City Council and the Neighborhood Councils,

outreach methods used to invite the Neighborhood Council members to this Community Vitality and Safety meeting and the City Council study session, creation of subcommittees, and fiscal impact.

2. [18-1128](#)

Rental Housing Code

[ChiQuata Elder, Landlord-Tenant/Crime Free Housing Coordinator; M’Balu Bangura, Risk Analyst/Civil Rights Investigator, Office of Equity and Human Rights; Debra Casparian, Deputy City Attorney, City Attorney’s Office]

At approximately 5:13 p.m., ChiQuata Elder, Landlord-Tenant/Crime Free Housing Coordinator, Office of Equity and Human Rights (OEHR), made opening remarks and explained the reasons why the title was changed from Tenant Protection Code to Rental Housing Code. Debra Casparian, Deputy City Attorney, City Attorney’s Office, stated staff is proposing to extend the temporary Amended Ordinance No. 28508 once more to January 31, 2019, to change the title to Rental Housing Code and to amend the code under the Human Rights Commission section. Ms. Elder reviewed the proposed amendments, including the notice process, noting concerns from the public, impacts on tenants and landlords, and a two-tier alternative option. M’Balu Bangura, Risk Analyst/Civil Rights Investigator, OEHR, and Ms. Elder presented the changes to the tenant relocation assistance fund and other options. Ms. Elder further explained the proposed amendments, including Section 1.95.060 of the Municipal Code, relating to notice to increase rent requirements; Section 1.95.070, relating to distribution of information requirement, noting issues, feedback, sources available on the City’s web page, and tenant rights and responsibilities; Section 1.95.080, relating to retaliation prohibited, noting the City’s involvement; Section 1.95.090, relating to installment payments permitted, noting the revisions to two-month lease language; and Section 1.95.100, relating to compliance and enforcement, noting community feedback, education and outreach, and other corrections to already provided language. Ms. Elder stated staff is working on how to collect valuable data related to tenant/landlord issues and concluded by sharing concerns from the Rental Housing Association.

Discussion ensued regarding the need for including reasonable accommodations and disclosure of protected class violations to the distribution of information requirement; clarification on the two-tier approach; the need for studying what success looks like, how the City can review the status in the future, and how or when the Council will be receiving reports on this matter; and the repercussion for tenant violations. Discussion continued on provision of aid services during the appeal process, appeal fee, clarification on homeowners participating in AirBnB services, the importance of not penalizing homeowners who are responsibly addressing compliance issues, the importance of continually holding stakeholder meetings, fiscal

impact concerns on provided projections, and clarification on Section 1.95.060 regarding the notice process on rent increases. Discussion concluded on the relocation assistance fund.

Public Comment was heard from:

1. Monica Klavano, 10214 Lakeview Southwest #47.
2. Steven Weinman, Landlords Association.
3. Molly Nichols, Tacoma Tenants Organizing Committee.
4. Amanda DeShazo, Tacoma-Pierce County Housing Consortium.
5. Jennifer Wamboldt, Adboldt Properties.
6. Christopher Cutting, Rental Housing Association.
7. Chris Dobler, Dobler Management Company.
8. Heather Pierce, Rental Housing Association.
9. Kathryn Hedrick, Washington Multi-Family Housing Association.
10. Jim Henderson, National Association of Residential Property Managers.
11. Carrie Jakeman, Park 52.

MOTION: Council Member Ushka moved to forward the Rental Housing Code recommendations to the City Council study session, including the amendments that have been discussed this evening.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

Topics for Upcoming Meetings

3. [18-1129](#) October 11, 2018 - Comprehensive Emergency Management Plan Update, and Sustained Contracts and Competitive Funding for 2019-2020
October 25, 2018 - TBD

William Suarez, Committee Liaison, stated the next meeting will be on October 11, 2018, and will include an update on the Comprehensive Emergency Management Plan and a presentation on sustained contracts and competitive funding for the years 2019-2020.

Other Items of Interest

There were no other items of interest.

Public Comment

Public Comment was heard earlier in the meeting.

Adjournment

There being no further business, the meeting was adjourned at 6:38 p.m.

Keith Blocker, Chair

Sola Wingenbach, City Clerk's Office