



TO: Elizabeth Pauli, City Manager
FROM: Mayor Woodards, Council Members Blocker and Ushka
COPY: City Council and City Clerk
SUBJECT: Resolution Directing the City Manager to Review Current Funding for Tenant Assistance and to Authorize the Use of City Council Contingency Funds to Provide Case Management Services to the Displaced Tiki Apartment Residents – May 1, 2018
DATE: April 27, 2018

SUMMARY:

In light of the recent displacement of residents at the Tiki Apartment complex, we hereby request a Resolution directing the City Manager to review current funding for tenant assistance and provide information and options relating to relocation assistance for discussion at the Community Vitality and Safety Committee as part of an overall strategy related to tenant rights; and, authorizing the use of City Council Contingency Funds up to \$10,000 to provide case management services to the Tiki Apartment residents who may be displaced.

COUNCIL SPONSORS:

Mayor Victoria Woodards
Council Member Keith Blocker
Council Member Catherine Ushka

STRATEGIC POLICY PRIORITY:

- Ensure all Tacoma residents are valued and have access to resources to meet their needs.

Shelter is a basic human necessity, and with rising rental costs, the City of Tacoma along with many parts of the world has an affordable housing crisis. As the City works to alleviate homelessness, it also wants to ensure those who are currently housed, remain so. As noted at the April 10, 2018 Study Session, staff is currently in the process of developing a comprehensive affordable housing action strategy. The potential actions list includes additional tenant protections. The City wishes to elevate this discussion in light of recent events at the Tiki Apartments to examine policies to not only strengthen protections for tenants but to discuss at the Community Safety and Vitality Committee existing tenant assistance programming and funding and to discuss relocation assistance for vulnerable displaced residents due to no fault of their own.

BACKGROUND:

On April 5, 2018, residents in all 58 units of the Tiki Apartments complex received notices to vacate their apartments so that substantial rehabilitation of the apartments could be performed. Half of the residents were given until April 30, 2018, to vacate, and the other half until the end of May 2018, in accordance with current notification requirements.

Although some of vacation dates have been extended, many of the residents are low-income, disabled, or have other challenges in finding a new home within such a short timeframe and within a similar price point. Similar hardship experiences were conveyed to the City Council by members of the public at its regular meeting on April 24, 2018. At this meeting, the City Council adopted Resolution No. 39998, directing the City Manager to review related City policies and to have staff examine options for expanding tenants’ rights while not doing undue harm to landlords. On April 26th, the City Council held a Special Meeting and approved an Emergency Ordinance amending the Tacoma Municipal Code to add a new Chapter for tenant rights. The new code requires landlords to provide 90 days’ written notice prior to terminating a month-to-month tenancy under



certain circumstances. The emergency ordinance has a sunset date of September 30, 2018, so that the Community Vitality and Safety Committee will have an opportunity to discuss policy options and bring forth recommendations related to tenant rights for Tacoma residents for City Council consideration. Although the 90 days' written notice requirement is effective May 14th and will provide additional notice and protections to future displaced tenants, it will not provide additional notice to the tenants of the Tiki Apartments who have already received their notice. Therefore, we hereby request a Resolution directing the City Manager to review current funding for tenant assistance and to provide information and options on relocation assistance for discussion at the Community Vitality and Safety Committee as part of an overall strategy related to tenant rights for displaced tenants due to no fault of their own; and, to authorize the use of up to \$10,000 of City Council Contingency Funding to provide case management services to the Tiki Apartment residents who may be displaced.

ISSUE:

Venerable tenants who have been displaced due to no fault of their own need assistance in removing barriers to secure safe and affordable housing. Although the City has approved a code revision to require landlords to provide 90 days' notice under certain circumstances, displaced tenants often need additional resources. 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 chose to adopt, modify or reject the proposed resolution.

RECOMMENDATION:

We hereby recommend adoption of a Resolution directing the City Manager to review current funding for tenant assistance and to provide information and options relating to relocation assistance for discussion at the Community Vitality and Safety Committee as part of an overall strategy related to tenant rights; and, authorizing the use of City Council Contingency Funds up to \$10,000 to provide case management services to the Tiki Apartment residents who may be displaced.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1030 Council Contingency Fund	660000	5310100	\$10,000
TOTAL			\$10,000

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1030 Council Contingency Fund	660000	6311010	\$10,000
TOTAL			\$10,000

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$10,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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

N/A