



Rental Housing Code

City of Tacoma | Office of Equity and Human Rights
Neighborhood and Community Services

Community Vitality and Safety Committee
August 8, 2019



OVERVIEW



Update on the Tacoma Municipal Code (TMC 1.95):

- Implementation of Code
- Alignment with New State Law
- Enforcement Activity
- Proposed Rules
- Relocation Assistance

BACKGROUND



On November 20, 2018, Ordinance No. 28559 added chapter 1.95 to the Tacoma Municipal Code, designated as the Rental Housing Code (RHC).

The Rental Housing code requires:

- 60 or 120 days' written notice to a tenant before terminating tenancy, depending on the circumstances.
- 60 days' notice to a tenant for a landlord to increase rent.
- landlords to pay tenant relocation assistance in certain circumstances.
- landlords to provide tenants with information relevant to the rental agreements, landlords and rental properties.

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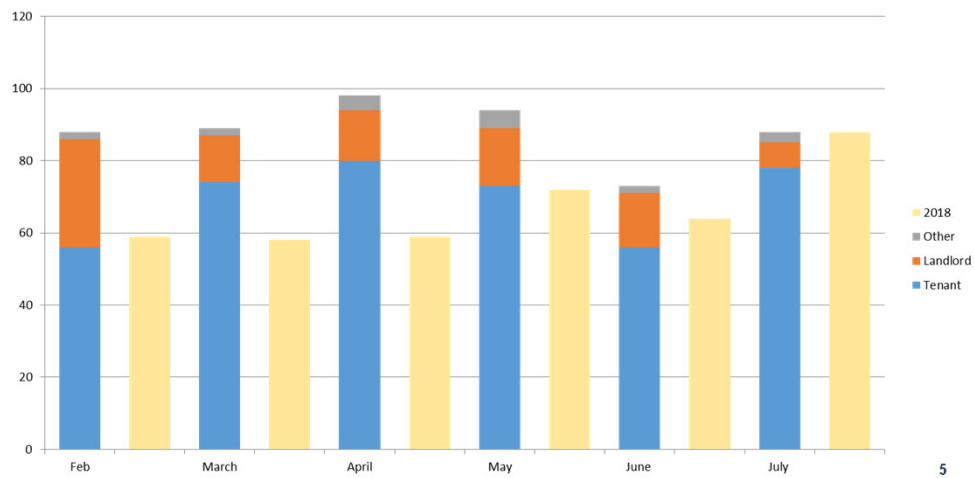
TIMELINE AND PROCESS



- Effective February 1, 2019, however, the rent increase notice requirement went into effect on December 7, 2018
- Provided landlords with information on the code via Rental Business License on three different occasions
- Conducted four community information sessions prior to effective date (January 16th, January 19th, January 24th and January 31st).
- Conducted five outreach sessions after the effective date with several organizations.
- Conducted two community meetings on proposed code rules.
- Amended in July to align with State Law that went into effect on July 28, 2019.

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PEOPLE SERVED



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IMPACT OF CODE



- Increased Landlords and Tenants awareness of rights and responsibilities under the Washington State Residential Landlord-Tenant Act (RCW 59.18, RLTA) and RHC.
- Tenants are utilizing the Landlord-Tenant Program and other resources from “Notice Information” sheet resulting in increased housing stability.

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ENFORCEMENT



- **Enforcement of code:**
 - 9 - possible enforcement
 - 9 - voluntary compliance
 - 4 - Tax & License Unregistered Rental Business License
- **Ensuring habitability:**
 - 8 - code inspection cases opened and inspected

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LESSONS LEARNED



- Code or Policy Gaps:**
- Tax and License process as it relates to Rental Business License.
 - Transitional housing/shared housing.
 - TPU and Rental Housing Code utility policies are not aligned.
 - Landlords want alternative ways to serve the Tenant Information packet.

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NEXT STEPS



- Proposed rules to Rental Housing Code.
- Evaluation of the code by conducting survey and listening sessions.
- Increase landlord training and outreach efforts.
- Implement tenant training and outreach efforts.
- Collaboration with TPU to align process for utilities.
- Identify solutions for rental business license data collection.
- Update Rental Housing Code website.

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TENANT RELOCATION ASSISTANCE



- The Rental Housing Code established funding for Tenant Relocation Assistance.
- Low-income individuals being displaced due to demolition, substantial rehabilitation, or change in use may qualify for \$2000 in relocation funds.
- Landlords provide Tenant Relocation Information Packets with 120-day notices.
- Displaced Tenants apply to the City for Relocation Assistance.
- NCS administers this program in collaboration with Procurement and Accounts Payable in the Finance Department.
- Income-eligible Tenants receive \$1000 from the City and \$1000 from the Landlord to help with relocation expenses.

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TENANT RELOCATION ASSISTANCE

- 8 requests for Tenant Relocation Information Packets from Landlords and Property Management companies since February 1, 2019.
- 7 applications have been received from 4 properties
 - 3 payments have been completed
 - 2 Tenants didn't qualify due to income exceeding 50% AMI
 - 2 applications currently pending
- Partnership with Planning and Development Services
 - Regular reports to monitor permit applications for remodels and demolitions in the City

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