



RESOLUTION NO. 40099

1 A RESOLUTION setting Tuesday, October 2, 2018, at approximately 5:30 p.m.,
2 as the date for a public hearing by the City Council on a proposed
3 amendment to Chapter 1.95 of the Tacoma Municipal Code, "Tenant
Rights Code," relating to tenant relocation assistance.

4 WHEREAS, on April 26, 2018, the City Council passed Ordinance
5 No. 28508, enacting Tacoma Municipal Code 1.95, "Tenant Rights Code," which
6 requires 90 days' notice to terminate a month-to-month tenancy in the event the
7 landlord plans to substantially rehabilitate, demolish, or change the use of a
8 building, and
9 building, and

10 WHEREAS, since the ordinance was enacted, staff has been working on
11 a more comprehensive Rental Housing Code proposal, which includes a new
12 "Tenant Relocation Assistance" section, and

13 WHEREAS staff has researched a range of tenant protections, and has
14 gathered feedback of proposed tenant protections from a stakeholders' group,
15 consisting of both tenants and landlords, and
16 consisting of both tenants and landlords, and

17 WHEREAS one proposal is to require tenant relocation assistance,
18 authorized pursuant to RCW 59.18.440, in certain situations, such as demolition;
19 substantial rehabilitation; change of use of residential property; or upon the
20 removal of use restrictions in an assisted-housing development, and
21 removal of use restrictions in an assisted-housing development, and

22 WHEREAS a requirement that property owners provide relocation
23 assistance shall include the amounts of such assistance to be provided to low-
24 income tenants; in determining such amounts, the jurisdiction imposing the
25 requirement shall evaluate and receive public testimony on what relocation
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1 expenses displaced tenants would reasonably incur in that jurisdiction, including
2 (1) actual physical moving costs and expenses; (2) advance payments required
3 for moving into a new residence, such as the cost of first and last month's rent
4 and security and damage deposits; (3) utility connection fees and deposits; and
5 (4) anticipated additional rent and utility costs in the residence for one year after
6 relocation, and

7 WHEREAS, at its meeting of August 23, 2108, there was consensus by
8 the Community Vitality and Safety Committee to move forward with amending
9 the Tenant Rights Code, TMC 1.95, to include tenant relocation assistance, and
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11 WHEREAS, before requiring this relocation assistance, state law requires
12 that the City to hold a public hearing to receive public testimony on the above-
13 enumerated items; Now, Therefore,

14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 Section 1. That Tuesday, October 2, 2018, at approximately 5:30 p.m., is
16 hereby fixed as the time, and the City Council Chambers on the First Floor of
17 the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the
18 place when and where a public hearing shall be held on a proposal to include
19 tenant relocation assistance in the Tacoma Municipal Code, for the City to hear
20 testimony regarding what relocation expenses displaced tenants would
21 reasonably incur in that jurisdiction, including (1) actual physical moving costs
22 and expenses; (2) advance payments required for moving into a new residence,
23 such as the cost of first and last month's rent and security and damage deposits;
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(3) utility connection fees and deposits; and (4) anticipated additional rent and utility costs in the residence for one year after relocation.

Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney