



City of Tacoma Community Vitality and Safety Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 248

June 28, 2018

4:30 PM

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

Call To Order

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

Present: 4 - Beale, Blocker, Camarata and Ushka

Approval of Minutes

1. [18-0703](#) Approval of the minutes of the April 12, 2018 meeting

MOTION: Council Member Ushka moved to approve the minutes of the April 12, 2018 meeting.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

2. [18-0704](#) Approval of the minutes of the May 10, 2018 meeting

MOTION: Council Member Ushka moved to approve the minutes of the May 10, 2018 meeting.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

Chair Blocker stated Item No. 5 regarding the Commission on Immigrant and Refugee Affairs Alternate member position selection will be addressed first.

Briefing Items

5. [18-0707](#) Commission on Immigrant and Refugee Affairs Alternate Member Position Selection and Recommendations

[Alison Beason, Senior Policy Analyst, Office of Equity and Human Rights]

At approximately 4:37 p.m., Alison Beason, Senior Policy Analyst, Office of Equity and Human Rights (OEHR), provided an illustration created at the Commission on Immigrant and Refugee Affairs retreat showing the current members' background, and requested to have the Alternate position filled and a short list created for the Commission from previously interviewed candidates. She provided background information on the Alternate position vacancy, her recommendations for the position and the short list, and the reasonings behind her recommendations.

Discussion ensued regarding the reasonings behind her recommendations.

MOTION: Council Member Ushka moved to recommend the appointment of Jason Gamboa to the "Alternate" position on the Commission on Immigrant and Refugee Affairs, to fill an unexpired term, to expire March 31, 2019.

SECONDED BY: Council Member Camarata.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

3. [18-0705](#) Tenants Rights
[ChiQuata Elder, Landlord-Tenant/Crime Free Housing Coordinator, Office of Equity and Human Rights; Debra Casparian, Deputy City Attorney, City Attorney's Office]

At approximately 4:41p.m., Debra Casparian, Deputy City Attorney, introduced ChiQuata Elder, Landlord Tenant/Crime Free Housing Coordinator, OEHR, made opening remarks, provided the draft Tenant Rights Code, and a summary of the draft recommendations. Ms. Casparian reviewed the draft recommendations to Chapter 1.95 of the Tacoma Municipal Code (TMC), relating to the Tenant Rights Code, including maintaining the 90-day notice to vacate for specific circumstances, adding a 60-day notice to vacate in other circumstances, 60-day notice requirement

for certain increases in rent, a requirement for landlords to distribute summary of rights, the prohibition of retaliation against tenants exercising legal rights, a requirement for landlords to notify tenants of local code enforcement actions within the last 12 months, and installment payment options. She further reviewed a recommendation to TMC 1.29, relating to the Human Rights Commission, including adding prohibition of “source of income” discrimination; and provided information on rights of first refusal that was discussed at a previous Community Vitality and Safety Committee meeting. Ms. Elder described the research on the recommendations, and presented the advantages, landlords' concerns, and suggestions for each. She informed the Committee of a lawsuit against the City of Seattle on the installment payment option and recommended to wait for the outcome before making any changes. Ms. Elder concluded by addressing a concern with the TMC 1.29 recommendation.

Discussion ensued regarding if there is a difference between a small or large landlord in the code, installment payment options, details of the 60-day notice requirement for certain increases in rent, and the City’s authority to enforce against retaliation. Discussion continued on the 60-day notice to vacate in other circumstances, having a standard number of days for all notices, next steps and staff’s recommendation to study notices to vacate to see if a “just cause” ordinance is needed, maintaining the 90-day notice to vacate for specific circumstances, how notices are delivered, adding a graduated-step approach for the notice to increase rent, providing multilingual summary of rights and voter registration in the requirement for landlords to distribute summary of rights, requiring landlords to disclose open and closed code enforcement violations, and to include protection of non-violent felons in the prohibition of “source of income” discrimination code. Discussion concluded on rent increases on multi-unit properties and the notifications from owner to owner, how a nuisance code violation is determined to be tenant or landlord related, prohibition of “source of income” discrimination enforcement and remedies, the amount of rental units in the city and how many would be considered under small or large ownership, updating the codes to reflect the changes at the federal level, the organizations that helped frame the recommendations, next steps, and the idea of forming an advisory group.

4. [18-0706](#) Relocation Assistance
[Pam Duncan, Human Services Division Manager, Neighborhood and Community Services; M’Balu Bangura, Risk Analyst/Civil Rights Investigator, Office of Equity and Human Rights]

At approximately 5:36 p.m., Pam Duncan, Human Services Division Manager, Neighborhood and Community Services, reviewed two primary benefits of the tenant relocation assistance program and indicated the program would

provide assistance for displaced renters due to construction, demolition, substantial rehabilitation or alteration, change of use, or other development. She described the program process for the landlords and tenants and stated the tenant is eligible for relocation assistance payments of \$2,000 if they qualify as low income. She informed if eligibility is determined, the owner must issue a 90-day notice to the tenant, and the notice must expire before the tenant relocation license can be issued; if no eligibility is determined, the tenant would still have 90 days to vacate. She stated staff is proposing a 50/50 cost sharing model where the owner and the City would each pay 50 percent of the assistance, the owner would have five business days to pay their share, and the tenant would then receive a \$2,000 check to assist with their relocation. Ms. Duncan concluded by providing background of the research completed and provided an additional recommendation to consider condominium conversion assistance.

Discussion ensued regarding the relocation assistance payment of \$2,000, providing information on the projected need in the City based on what anticipated relocations would be, comparative cities, considering accepting donations, condominium conversion assistance, if the relocation assistance would help residents move outside of city limits, and next steps.

MOTION: Council Member Camarata moved to add the recommendations to the Tenant Rights Code.

SECONDED BY: Council Member Ushka.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

Topics for Upcoming Meetings

6. [18-0708](#) July 12, 2018 - Human Rights Commission Annual Report
July 26, 2018 - United Way of Pierce County Center for Stronger Families

William Suarez, Committee Liaison, stated the meeting of July 12, 2018 will include the Human Rights Commission (HRC) annual report and at the request of the Commission a potential resolution may be included, and July 26, 2018 will include the United Way Pierce County Center for Stronger Families but will be asked to move to a later date.

Discussion ensued regarding the potential resolution from the HRC.

Other Items of Interest

There were no other items of interest.


Public Comment

Public Comment was heard from:


1. Michael Mirra, Tacoma Housing Authority, speaking on tenant rights and relocation assistance.
2. Donna Seay, Tiki Apartments resident, speaking on tenant rights.
3. Debra Simmons, Tiki Apartments resident, speaking on tenant rights.
4. Julius, former Tiki Apartments resident, speaking on tenant rights.
5. Mr. and Mrs. Joseph Atkinson, 5235 South Birmingham #D, speaking on tenant rights and relocation assistance.
6. Maureen Howard, 3320 South 8th Street, 98405, speaking on tenant rights.
7. Chris Dobler, P.O. Box 111088, Tacoma 98411, speaking on tenant rights and relocation assistance.
8. Christopher Cutting, Rental Housing Association of Washington, speaking on tenant rights.
9. Heather Pierce, Rental Housing Association of Washington, speaking on relocation assistance.
10. Andrea Shapiro, Tiki Tenants Organizing Committee, speaking on tenant rights.
11. Amanda DeShazo, Tacoma-Pierce County Affordable Housing Consortium, speaking on tenant rights and relocation assistance.
12. Molly Nichols, Futurewise, speaking on tenant rights.
13. Monica Klavano, former Tiki Apartments resident, speaking on relocation assistance.
14. Teri Totten, Tiki Tenants Organizing Committee, speaking on tenant rights and relocation assistance.
15. Amy Tower, Tiki Tenants Organizing Committee, speaking on tenant rights and relocation assistance.
16. Carrie Jakeman-Swofford, Park 52 Property Management, speaking on tenant rights.
17. Caleb Perkins, Tacoma, speaking on tenant rights.

Adjournment

There being no further business, the meeting adjourned at 6:47 p.m.



Keith Blocker, Chair



Jessica Jenkins, City Clerk's Office