



City of Tacoma

Community Vitality and Safety

Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 248

May 10, 2018

4:30 PM

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

Call To Order

Vice Chair Ushka called the meeting to order at 4:35 p.m.

Present: 3 - Beale, Camarata and Ushka

Absent: 1 - Blocker

Council Member Blocker arrived at 5:07 p.m.

Approval of Minutes

1. [18-0488](#) Approval of the minutes of the March 8, 2018 meeting

MOTION: Council Member Camarata moved to approve the minutes of the March 8, 2018 meeting.

SECONDED BY: Council Member Beale.

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

Ayes: 3 - Beale, Camarata and Ushka

Absent: 1 - Blocker

Briefing Items

2. [18-0487](#) Human Services Commission Interviews
[Doris Sorum, City Clerk]

At approximately 4:36 p.m., Doris Sorum, City Clerk, provided information regarding vacancies on the Human Services Commission. She stated

Lisa Keating and Nicollette Roe were not able to attend the interview and have submitted written responses for the Committee to review, and Jovan Dumas is seeking reappointment and has provided his written response. She informed Council Members of an additional vacancy that has occurred on the Commission if they were interested in filling that vacancy as well.

The Committee interviewed Lauren Angelo and Amanda Scott-Thomas, and reviewed Lisa Keating, Nicollette Roe, and Jovan Dumas' written responses.

Discussion ensued throughout regarding the number of vacancies and applicants interviewing, and the time limit for the interviews. Discussion continued on the applicants that could not attend and scheduling an additional date to interview the applicants not in attendance.

William Suarez, Committee Liaison, reviewed the upcoming agenda items for the May 24, 2018 meeting and stated it will include Chronic Nuisance Code and Business Code updates, Fire Station No. 5, United Way of Pierce County Center for Stronger Families, and Human Rights Commission Annual Report.

Discussion concluded on the candidate living outside of the city limits.

4. 18-0490

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 4:53 p.m., Debra Casparian, Deputy City Attorney, introduced ChiQuata Elder, Landlord-Tenant/Crime Free Housing Coordinator, Office of Equity and Human Rights, and presented the research and results found on what the City can do for landlord and tenant rights. Ms. Elder identified six options that could be implemented by the City and reviewed background, benefits, what they can prevent, concerns, and unintended consequences pertaining to each option. The six options presented were to increase the notice of rent increase from 30 days to 60 days, increase the notice to terminate tenancy from 20 days to 60 days for no cause, just cause eviction, prohibit discrimination based on source of income, distribution of tenants' rights by landlords, and the limits on amount of security deposits and payment plans for security deposits.

Discussion ensued throughout regarding the Revised Code of Washington for the Residential Landlord-Tenant Act and provision of an example of preventing discrimination based on income.

Council Member Blocker arrived here, at 5:07 p.m.

Discussion continued on if any agencies or cities has set limits on the amount

of income needed to get into housing, rent control and risks associated with it, and methods of distribution of tenants' rights by landlords. Discussion ensued regarding which jurisdictions in Washington State provide tenant rights to organize, collectively bargain, and first right of refusal; disclosure of building code violations by landlords; mold abatement and standards to enforce it; policy on enforcing code compliance; timeline landlords are required to give notification if returning deposits and the reason why; ban the box idea on applications pertaining to non-violent offenders; and a policy on allowing perspective tenants to have a payment period for security deposits. Discussion continued on the notice to terminate tenancy regarding consequences and tenant protection, just cause evictions, landlords that leave the market, limits on the amounts of security deposits and payment periods, and the average amount of security deposits. Discussion concluded on the increase of the notification period for rent increase; cost of business licenses, the fee structure, and requirements for landlords; how many landlords were met with and what kind of meetings they were; reasons behind rent increases; distribution of rights, information, and voter registration; and services provided to landlords/businesses.

5. [18-0491](#)

Relocation Assistance

[ChiQuata Elder, Landlord-Tenant/Crime Free Housing Coordinator, Andreta Armstrong, Program Manager, Office of Equity and Human Rights; and Pam Duncan, Human Services Division Manager, Neighborhood and Community Services]

At approximately 5:50 p.m., Andreta Armstrong, Program Manager, Office of Equity and Human Rights, introduced Pamela Duncan, Human Services Division Manager, Neighborhood and Community Services, and presented the status of relocation assistance, noting the goal and the sub fund created.

Ms. Duncan further reviewed the sub fund, noting the fund has been established but is not funded and stated what it will be used for.

Ms. Armstrong listed questions compiled to ask other local jurisdictions that have relocation services for best practices used to create a program.

Ms. Duncan concluded by providing an example of the use of the relocation assistance fund in the City of Seattle.

Discussion ensued regarding an analysis on the sub fund, contracts, the City's involvement with direct services, cost of operation, a cost share model, funding, and next steps.

Topics for Upcoming Meetings

6. [18-0492](#) May 24, 2018 - Chronic Nuisance Code and Business License Code updates, Fire Station No. 5, United Way of Pierce County Center for Stronger Families, and Human Rights Commission Annual Report
- June 14, 2018 - Neighborhood Council Program and alternate list for Commission on Immigrant and Refugee Affairs
- Mr. Suarez stated the meeting of May 24, 2018 will include Chronic Nuisance Code and Business License Code updates, Fire Station No. 5, United Way of Pierce County Center for Stronger Families, Human Rights Commission Annual Report, and Human Services Commission interviews.

Other Items of Interest

There were no other items of interest.

Public Comment

Public Comment was heard from:

1. Monica Clavino, Tiki Apartment resident, speaking on tenant rights.
2. Maureen Howard, 3320 South 8th Street, speaking on tenant rights.
3. David Calhoun, Tiki Apartment resident, speaking on tenant rights.
4. Kate Dunphy, Tenants Union, speaking on tenant rights and relocation assistance.
5. Debra Simmons, Tiki Apartment resident, speaking on rent control.
6. Molly Nichols, 1522 North Oakes Street, speaking on tenant rights.
7. Andrea Shapiro, 2501 North Starr, speaking on tenant rights.
8. Heather Pierce, Rental Housing Association of Washington, speaking on tenant rights and relocation assistance.
9. Jim Henderson, Landlord Solutions, speaking on tenant rights.
10. John Wise, Wise Real Estate Investment Inc., speaking on landlord/tenants.
11. Tanya Webking, paralegal student, speaking on landlord/tenants.

Adjournment

There being no further business, the meeting adjourned at 6:35 p.m.



Keith Blocker, Chair



Jessica Jenkins, City Clerk's Office