



City of Tacoma

Community Vitality and Safety

Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 16

August 09, 2018

4:30 PM

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

Change of Location

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

[18-0896](#) Approval of the minutes of the June 14, 2018 meeting

[18-0897](#) Approval of the minutes of the June 28, 2018 meeting

[18-0898](#) Approval of the minutes of the July 12, 2018 meeting

MOTION: Council Member Ushka moved to approve the minutes of the June 14, June 28, and July 12, 2018 meetings.

SECONDED BY: Council Member Camarata.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

Briefing Items

18-0899

Tacoma Area Commission on Disabilities Interviews
[Susan Haigh, Acting City Clerk]

At approximately 4:36 p.m., Susan Haigh, Acting City Clerk, provided information regarding vacancies on the Tacoma Area Commission on Disabilities. She stated Luke Byram, Todd Holloway, and James Williams are seeking reappointment; and Jeffrey Latham is not in attendance for the interview.

The Committee interviewed Luke Byram, Todd Holloway, James Williams, Philip Bradford, and Thu-Ha Le.

Discussion ensued throughout regarding the number of applicants that are present to interview, the number of Commission vacancies, and how many positions can be filled at this time. Discussion continued on the Youth position age requirement and following up with Mr. Latham about future vacancies on the Commission. Discussion concluded on if there is an Alternate position on the Commission and inviting Mr. Latham to interview for a shortlist on the Commission.

MOTION: Council Member Ushka moved to recommend the reappointment of Luke Byram to the Tacoma Area Commission on Disabilities to serve a three-year term to expire August 31, 2021.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

MOTION: Council Member Ushka moved to recommend the reappointment of Todd Holloway to the Tacoma Area Commission on Disabilities to serve a three-year term to expire August 31, 2021.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

MOTION: Council Member Ushka moved to recommend the reappointment of James Williams to the Tacoma Area Commission on Disabilities to serve a three-year term to expire August 31, 2021.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

MOTION: Council Member Ushka moved to recommend the appointment of Thu-Ha Le to the Tacoma Area Commission on Disabilities to serve a three-year term to expire August 31, 2021.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

MOTION: Council Member Ushka moved to recommend the appointment of Philip Bradford to the Tacoma Area Commission on Disabilities to fill an unexpired term to expire August 31, 2019, followed by a three-year term to expire August 31, 2022.

SECONDED BY: Council Member Beale.

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

Ayes: 4 - Beale, Blocker, Camarata and Ushka

18-0908

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 5:16 p.m., ChiQuata Elder, Landlord-Tenant and Crime Free Housing Coordinator, Office of Equity and Human Rights (OEHR), provided an updated on the proposed Tenant Rights Code and stated since the last Community Vitality and Safety Committee (CVS) meeting on June 28, 2018, a stakeholder group has been convened, the group has held two meetings, and listed whom the stakeholder group consists of. She informed the

Council Members that during the meetings the group was able to make progress on the proposed changes to the draft Code, however, since the idea was introduced to the stakeholder group without specific language regarding the addition of Just Cause eviction in the proposed Code, the support of the code changes and concerns were addressed. Ms. Elder concluded by providing a recommendation to extend the emergency 90-day ordinance to the end of the year and reviewed concerns that were brought forward.

Discussion ensued regarding the recommendation to extend the 90-day ordinance; the 60-day notice requirement for certain increases in rent, noting the 10 percent threshold; requirement for landlord to distribute summary of rights; discussion needed on removing the emergency ordinance; if there was a general consensus of support of the draft Tenant Rights Code; moving forward with the proposed changes to the Code without the Just Cause eviction included; an outline of what a study of Just Cause would look like and what the timeframe would be; and the proposed 60-day No Cause eviction notice. Discussion continued on adding the suggestions given at the last CVS meeting to Section 1.95.021, adding prohibition of "source of income" discrimination, an emergency versus non-emergency ordinance, holding a discussion with tenant and landlord communities on items that result in discrimination against marginalized communities, inspection requirements for rental properties, if there were any changes to the emergency 90-day notice to vacate, and removing Just Cause until there is more research and data. Discussion concluded on the idea of creating a Committee, Board, or Commission relating to landlord and renter interactions and long-term policy development, formalizing data on impacts and outcomes, specifics on the Just Cause study, the 20-day notice to terminate tenancy with a month-to-month rental agreement, the landlords' right to not renew a lease, finding ways to effectively ensure that people do not lose their housing based on discriminatory practices, being cautious of infringing on the basic principles of property rights, when the final version of the draft Code will be available and when it would be presented to CVS, and expected outcomes and goals of the two upcoming stakeholder meetings.

18-0912

Relocation Assistance

[M'Balu Bangura, Risk Analyst/Civil Rights Investigator, Office of Equity and Human Rights]

At approximately 6:07 p.m., M'Balu Bangura, Risk Analyst/Civil Rights Investigator, OEHR, presented on tenant relocation assistance, stating landlords will provide tenant relocation packets before or at the same time a notice to vacate is given to the tenant, tenants would need to apply for tenant relocation assistance in order to determine eligibility, and if eligible, a tenant would receive \$3899.69 which would be a 50/50 cost share between the City and the landlords. She continued by stating if a tenant is eligible, the City

would notify the landlord and the landlord would provide the City with a cash deposit of half the assistance and the amount given to tenants will increase yearly, based on Consumer Price Index. Ms. Bangura reminded the Council Members that at the last CVS meeting there was a decision to remove the need for a tenant relocation permit and to add the requirement of providing the tenant relocation packets with the requirement to provide the notice to vacate. She concluded by providing the reason behind the increase of the amount a tenant would receive and described the next steps of working on an appeal process, finalizing the methods landlords would use to deliver the relocation assistance packet to tenants, drafting documents that would go into the packets, and creating timelines.

Discussion ensued regarding the portion of the money coming from the City and the recommended amount of money to set aside every year for the tenant relocation assistance, income eligibility for participants, what kind of experience and data collected shows this won't increase rent, if the City has looked into other Cities that have implemented this, and finding data on this implementation that shows the effects on the market. Discussion continued on how many people would be affected by the implementation, data on the amount of displacement evictions, data on demographics, and what data was collected to help create the recommended amount of money to be set aside every year. Discussion concluded on impacts on small landlords and a timeline for provision of draft language and more information.

Topics for Upcoming Meetings

<u>18-0913</u>	August 23, 2018	- TBD
	September 13, 2018	- TBD

William Suarez, Committee Liaison, stated, at this time, there are no topics for upcoming meetings.

Other Items of Interest

There were no other items of interest.

Public Comment


Public Comment was heard from:

1. Chris Dobler, P.O. Box 111088, Tacoma, Washington 98411, speaking on tenant rights.
2. Don Arsenault, 3502 North 36th Street, speaking on tenant rights.

3. Kathy Dobler, P.O. Box 111088, Tacoma, Washington 98411, speaking on tenant rights.
4. Monica Klavano, 10214 Lakeview Avenue Southwest, Apartment No. 47, Lakewood, Washington 98499, speaking on tenant rights.
5. Sarah Howe, speaking on tenant rights.
6. Austin Hays, 3808 South Cushman Avenue, Tacoma, Washington 98418, speaking on tenant rights.
7. Brett Waller, Washington Multi-Family Housing Association, speaking on tenant rights.
8. Heather Pierce, Rental Housing Association of Washington, speaking on tenant rights.
9. Debbie Simmons, Tiki Apartments, speaking on tenant rights.
10. Malakay Betor, 3001 North Mason Avenue, speaking on tenant rights.
11. Carl Anderson, Tacoma Tenants Organizing Committee, speaking on tenant rights.
12. Sue Scott, Tacoma Tenants Organizing Committee, speaking on tenant rights.
13. Molly Nichols, Tacoma Tenants Organizing Committee, speaking on tenant rights.
14. Lindy Harvey, Edison47, Inc., speaking on tenant rights.
15. Steven Weinman, Family Real Estate, speaking on tenant rights.
16. Stephen Lardieri, property owner, speaking on tenant rights.
17. Brandon Lee, tenant, speaking on tenant rights.
18. Terri Anderson, Tenants Union of Washington State, speaking on tenant rights.
19. Joseph Atkinson, Tenants Union of Washington State, speaking on tenant rights.
20. Anita Rosales, homeless, speaking on tenant rights.
21. Alfred Kirk, soon to be evicted tenant, speaking on tenant rights.
22. Roy Mesler, property owner, speaking on tenant rights.
23. Tanya Webking, tenant, speaking on tenant rights.
24. Cathy Pick, tenant, speaking on tenant rights.
25. Marcus Bartlett, 4602 South 55th Street Apartment No. 20, Tacoma, Washington 98409, speaking on tenant rights.
26. Linda Mickey, P.O. Box 97153, Lakewood, 98497, speaking on tenant rights.
27. Andrea Shapiro, Tacoma tenants, speaking on tenant rights.
28. Christopher Cutting, speaking on tenant rights.
29. Kathy Lawhon, 1114 South 11th Street Apartment No. 417, speaking on tenant rights.
30. Rob Trickler, Washington Landlord Association, speaking on tenant rights.

Adjournment

There being no further business, the meeting adjourned at 6:59 p.m.


Keith Blocker, Chair
Jessica Jenkins, City Clerk's Office