



City of Tacoma

Committee of the Whole Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

November 06, 2018

3:00 PM

SPECIAL MEETING

Call To Order

Deputy Mayor Ibsen called the special meeting to order at 3:06 p.m.

Present: 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Thoms and Ushka

Absent: 1 - Woodards

Briefing Items

1. [18-1315](#) Proposed New Rental Housing Code

At approximately 3:07 p.m., ChiQuata Elder, Landlord-Tenant/Crime Free Housing Coordinator, Office of Equity and Human Rights, presented the proposed Rental Housing Code, including an overview, issues, and efforts in developing the revised code. She described the recommendations for the proposed Rental Housing Code, including requirements for distribution of information, deposits, and notices, noting reasonable accommodation requests, notice of rent increases, 120-day notice, and 60-day no cause notice; prohibiting retaliation; implementing tenant relocation assistance, including eligibility for low-income tenants and all tenants; compliance and enforcement; and source of income. City Manager Elizabeth Pauli concluded by reviewing the next steps.

Discussion ensued throughout regarding deposit requirements, restrictions for the tenant relocation assistance, recourse for and responsibility of the landlord in regards to paying their portion of the tenant relocation assistance, compliance and enforcement, and source of income requirements.

Discussion continued on distribution of information requirements, including implementation by landlords and if disclosure of committed violations of protected class by landlords can be provided to potential tenants; 120 and 60-day notice requirements; existing laws that allow landlords to vacate a tenant due to family emergencies; the process to verify how many properties

a landlord has compared to the business license they apply for or have; code language regarding methods used to notify tenants; and the State law related to rent increases. Discussion further continued on tenant relocation assistance, landlord's right to set rental criteria under State law, the process for compliance and enforcement, how a tenant can report a violation of the Code, input from realtors and landlords, referencing State statutes in the Code instead of writing them verbatim, and the idea to reference applicable State or federal standards for section 1.95.050 regarding notice requirements for reasonable accommodation, to explain what it means. Discussion concluded on whether there are existing standards where landlords have to provide other provisions instead of trying to construct around tenants, retaliation and the most-reported adverse action, notice to increase rent requirements, and inclusion of voter registration with the distribution of information requirement.

Adjournment

On proper motion, the special meeting was adjourned at 4:26 p.m.



Victoria R. Woodards, Mayor



Doris Sorum, City Clerk