



**TO:** Hyun Kim, Interim City Manager  
**FROM:** Michael Mirra, as co-convenor of the “Study Group”, and Professor Mike Crow, Evergreen State College, as requested by Chair Rumbaugh  
**COPY:** Community, Vitality, and Safety Committee; Vicky McLaurin, Executive Liaison  
**PRESENTER:** Professor Mike Crow, Evergreen State College and Michael Mirra, Co-convenor  
**SUBJECT:** Study Group to Assess Effect of Tacoma’s New Renter Protection Ordinance Study Results  
**DATE:** October 9, 2025

**PRESENTATION TYPE:**  
Informational Briefing

**SUMMARY:**

Michael Mirra, as a co-convenor of the “Study Group” (with the late Matt Driscoll), will provide a brief introduction of the topic and then Professor Mike Crow of Evergreen State College will report on efforts to date and preliminary results of a study seeking to assess the effect of Tacoma’s Landlord Fairness Code Initiative on Tacoma’s residential rental market. Professor Crow is the primary researcher and data analyst of the study, and the author of the Group’s reports.

**BACKGROUND:**

In December 2023, Tacoma voters approved, by initiative, “Measure 1 – Landlord Fairness Code”. Its main provisions are:

- Limit Evictions for Non-Payment of Rent (i) for all renters during the “cold weather period”, from November 1st to April 1st and (ii) for renter households with a minor child, a student, or a person working in a public or private school, child-care, or early childhood education and assistance program during the Tacoma Public School year;
- Prohibits Rent Increases if a landlord is determined to be in violation of tenant health and safety laws or if the landlord has not resolved tenant requests for repairs to make a dwelling safe;
- Prohibits “unfair or excessive fees”: a pet deposit more than 25% of monthly rent, move-in fees, security deposits more than monthly rent; late rent fees more than \$10
- Requires Two Notices of Rent Increases: the first must be between 210 and 180 days before the increase takes effect and the second must be between 120 days and 90 days before the increase takes effect;
- Requires Landlord to Pay Relocation Assistance to a tenant who requests it if tenant relocates after receiving the 180-day notice of a rent increase of 5% or more. The relocation assistance must be equal to 2 months’ rent if the increase is greater than 5%; 2.5 months’ rent if the increase is greater than 7.5%; and 3 months’ rent if the increase is more than 10%

The text for the Landlord Fairness- Code (2023) is at this City [link](#) (under Chapter 1.100).



In October 2024, a few community members convened a “Study Group” to study the initiative’s effect on Tacoma’s residential rental market. Its members include representatives of the ordinance sponsors, market rate landlords/property managers, nonprofits housing providers, housing advocates, staff of Tacoma and Pierce County departments, faculty and graduate students from the University of Washington-Tacoma and faculty of The Evergreen State College. These representatives participate in the Study Group on behalf of the following:

- Tacoma For All
- Tacoma Housing Authority
- Tacoma-Pierce County Affordable Housing Consortium
- Landlord Solutions
- Spinnaker Property Management
- Tacomaprobono Community Lawyers
- City of Tacoma – Community and Economic Development Department – Housing Division
- Pierce County Human Services
- The Evergreen State College
- University of Washington - at Tacoma (School of Urban Studies)

The Study Group’s principal sources of information for its effort are two on-line surveys it sponsored: a survey of residential tenants in Tacoma; a survey of residential Tacoma landlords/ property managers. The Evergreen State College’s web site “hosted” the on-line surveys and received and compiled all responses. The group will produce two separate main reports, one on information from the survey of tenants and the other on information from the survey of landlords/property managers. The group presently anticipates that it will finalize these two reports by Halloween.

The group is also hosting in-person “listening sessions”, one for tenants and one for landlords-property managers. It will also arrange for separate interviews of tenants for whom English is not their native language. These language specific interviews will be in four of the principal non-English languages of Tacoma residents. The group will produce a supplemental report on what it learns from these listening sessions and interviews. That supplemental report will be ready later in the year.

Professor Mike Craw of the Evergreen State College is the principal researcher for the effort. He is also the author of the Study Group’s reports. At the Committee’s hearing on October 9<sup>th</sup>, Professor Craw will report his preliminary findings. He will appear at the hearing remotely. At the hearing, Michael Mirra will provide background on the Study Group and its effort. He will also introduce Professor Craw. He will attend the hearing in person.

#### **ISSUE:**

Chair Rumbaugh is leading a policy review of the Landlord Fairness Code Initiative and is seeking data on the implementation of the initiative and impacts to affordable housing in the City of Tacoma. Chair Rumbaugh invited the Study Group to present to CVS on its preliminary findings to inform future CVS policy decisions.

#### **ALTERNATIVES:**

This is an information briefing only. There are no alternatives presented.



**FISCAL IMPACT:**

This is an information briefing only. There is no fiscal impact.

**RECOMMENDATION:**

This is an information briefing only. There is no recommendation.