

TO: City Council
FROM: Brad Medrud, Planning Manager
DATE: December 6, 2022
SUBJECT: Ordinance No. O2022-012, Rental Housing Code

1) Recommended Action:

Approve Ordinance No. O2022-012, Rental Housing Code

2) Background:

After the City Council adopted Resolution No. R2018-016 in the summer of 2018, the City has undertaken a number of actions to address homelessness, increase affordable housing, and continue to work with other jurisdictions and agencies to explore regional solutions to these issues. As part of that process, the City has been reviewing tenant protections to look for ways to make it easier for people in the City who rent to access housing and stay housed.

In September 2021, the City Council adopted the Tumwater Housing Action Plan, which will inform the City's Comprehensive Plan policies and development regulations and guide implementation strategies to help the City meet its housing needs.

At its March 22, 2022 worksession, the City Council discussed potential actions that the City could undertake alone or on a regional basis to address tenant protection. At the conclusion of that discussion, the City Council asked staff to prepare the three following priority items for further consideration:

- 1) Two ordinances to address tenant protections in Title 5 *Business Taxes, Licenses and Regulations*.
- 2) An ordinance to establish a rental registration program in Title 5 *Business Taxes, Licenses and Regulations* to communicate with tenants and landlords about rental regulations and to consider using the program in the future for regular inspections of rental units;
- 3) A scope for a contract with the Dispute Resolution Center for tenant and landlord conflict resolution services; and

Ordinance Nos. O2022-010 *Unfair Housing Practices* and O2022-012 *Rental Housing Code* address tenant protections in Title 5 *Business Taxes, Licenses and Regulations* and they are being considered at the same time. Ordinance Nos. O2022-010 *Unfair Housing Practices* contains minor amendments to TMC 5.70 *Unfair Housing Practices*, while Ordinance No. O2022-012 *Rental Housing Code* adds a new chapter entitled Chapter 5.75 *Rental Housing Code*.

The General Government Committee held a briefing on Ordinance No. O2022-010 on October 12, 2022. The General Government Committee asked that the ordinance go forward to the City Council for a worksession with a recommendation for approval with one modification to change the requirement that the landlord terminate a tenancy for no cause only after providing the tenant written notice of at least ninety (90) days rather than sixty (60) days beforehand.

The City Council held a worksession on November 22, 2022.

3) Policy Support:

Housing Element Goal H-3: To provide adequate, affordable housing for residents of all income groups, including sufficient housing affordable to low and moderate-income groups.

4) Alternatives:

- ☐ Modify Ordinance No. O2022-012 and approve
 - ☐ Continue discussion of Ordinance No. O2022-012 at a future worksession
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5) Fiscal Notes:

This is an internally funded work program task.

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2022-012