

# Let Our New Housing Protections Work as Intended



Tacoma recently passed significant tenant protections, giving renters a fair deal. We now have 4 months' notice before rent hikes, capped move-in and late fees, and capped pet deposits at 25% of rent. **These are vital steps toward a balanced housing approach.** We need to give these new protections a chance to work before enacting more housing policies.

If passed by Tacoma voters, Measure 1 would add a slew of new restrictions and penalties aimed against Tacoma housing providers. These new provisions would impact the safety of our communities, cost taxpayers hundreds of thousands of dollars in unknown legal fees and costs to create more government bureaucracy, and will undo the good work that City Council took in its balanced approach for both renters and housing providers.

ISSUE	Tacoma Measure 1
<b>Eviction</b>	<ul style="list-style-type: none"><li>• Prohibits evictions during school year for residents with minor students</li><li>• Prohibits winter evictions (Nov. 1 to April 1)</li><li>• Prohibits evictions for residents with protected status (health care, military, educators, etc.)</li></ul>
<b>Rent Increase Notices</b>	<ul style="list-style-type: none"><li>• Two notices for rent increase; 180 days before and 90 days before</li></ul>
<b>Relocation Assistance</b>	<ul style="list-style-type: none"><li>• Tenants who vacate upon receipt of a notice of rent increase are entitled to relocation payments up to 3x the monthly rent, regardless of income</li></ul>
<b>Late Fees &amp; Deposits</b>	<ul style="list-style-type: none"><li>• Late fees capped at \$10 per month</li><li>• Pet deposit capped at no more than 25% of monthly rent</li><li>• Move-in fees (security deposit, pet deposit, etc.) are capped at 1 months rent</li></ul>
<b>Penalties &amp; Legal</b>	<ul style="list-style-type: none"><li>• Minimum of \$500 and maximum 5x the rent per violation</li><li>• Relocation penalties of up to 3x the relocation assistance amount</li></ul>

## Tacoma Measure 1 will have the following negative impacts on our housing providers and community

- Harder to evict problem residents who are committing crimes, leaving trash, or creating an unsafe environment for their neighbors.
- Increasing bankruptcies, costs, and hardships for local owner-operator housing providers.
- Housing providers will be forced to take properties off the market, decreasing the supply of housing which in turn will lead to housing cost increases for everyone.
- Smaller housing providers could be forced to sell their properties.

**The City of Tacoma recently passed new tenant protections. We should give these new laws a chance to work before we make it nearly impossible to evict bad tenants.**

