

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, August 14, 2025 - 3:00 PM
Community Rooms

This meeting may also be accessed through Zoom at <https://zoom.us/j/93216056382> or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382.

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

- 1. Introduction of Planning Commission Appointee – Rosey Zhou**
- 2. Active Transportation Plan**
 - a. Staff Report: Public Works Director Jeff Langhelm
 - b. Public Comment
 - c. Council Deliberation and Action
- 3. Tiered Water Rates Discussion**
 - a. Staff Report: Public Works Director Jeff Langhelm
 - b. Public Comment
 - c. Council Deliberation and Action
- 4. Community Diversity and Engagement Committee – Community Survey Data Presentation**
 - a. Staff Report: Housing, Health, and Human Services Program Manager Shea Smiley, MSW
 - b. Public Comment
 - c. Council Deliberation and Action
- 5. Landlord-Tenant Protection Updates**
 - a. Staff Report: Housing, Health, and Human Services Program Manager Shea Smiley, MSW
 - b. Public Comment
 - c. Council Deliberation and Action

ADJOURN

PUBLIC COMMENT & DECORUM

The city council desires to allow a maximum opportunity for public comment. However, the business of the city must proceed in an orderly, timely manner. The purpose of a council meeting is to conduct the city's business.

Oral comments may be made in person or by remote connection using the Zoom meetings platform. All persons giving oral public comment will be asked to state their name, whether or not they reside within Gig Harbor city limits, and their connection to the issue they are commenting on. Commenters may verify if their home address is in city limits by visiting <https://www.gigharborwa.gov/451/City-Limits>.

Speakers will be allotted 2 minutes per individual, unless revised by the mayor. Anyone making “out of order” comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, press the raise hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the mayor has announced that she has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

Instead of making oral comments, written comments may be submitted to the city council at mayorandcouncil@gigharborwa.gov.

All remarks shall be addressed to the council as a body and not to any specific councilmember. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any councilmember, the mayor, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public meetings, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: August 14, 2025

SUBJECT: Active Transportation Plan

SUBMITTED BY: Associate Engineer Steven Demmer

DEPARTMENT: Public Works

PHONE: (253) 530-7076

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: Active transportation, which refers to any form of human powered travel, serves as the foundation for a successful transportation system by helping to reduce roadway congestion while also promoting healthy lifestyles, improving air quality, and enhancing community character. In 2018, as part of the Comprehensive Plan update, City of Gig Harbor staff along with Fehr and Peers successfully developed an Active Transportation Plan (ATP) to 1) assess current active transportation facilities within the city, 2) engage the public on the state of current facilities and needs, and 3) help prioritize and plan future active transportation facilities.

Since the Comprehensive Plan was again updated in 2024 (adopted April 2025), city staff is utilizing this time to re-evaluate and update the Active Transportation Plan for consistency with the Transportation Element within the Comprehensive Plan. With limited budget for the updated document, the city is focused on the following updates:

- Streamlining chapters to avoid duplicative content in the Comprehensive Plan/Transportation Element
- Updating and re-prioritizing active transportation project lists
- Conducting an online public survey to inform project priority

During the study session, city staff and Fehr and Peers will present background information on the 2025 Active Transportation Plan to the city council and the mayor. Results from the online survey will also be presented. This session will be informational and staff is seeking general feedback regarding the progress of the ATP updates prior to completing the final document.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Active Transportation Plan Presentation

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities



Gig Harbor Active Transportation Plan Update

City Council Study Session
August 14, 2025

FEHR & PEERS

ATP Update

✓ **Purpose of ATP Update:**

- ✓ Reflect updates from the 2024 Transportation Element (TE)
- ✓ Hear from the community about ATP project priorities
 - ✓ Will inform future TIP list
 - ✓ Will inform Council decisions during budget development

✓ **Final Product:**

- ✓ Updated InDesign PDF with prioritized project list and “quick wins”

✓ **Purpose of Council Meeting:**

- ✓ Inform Council about ATP update process
- ✓ Share what we’ve heard from the public



FIGURE 2: How the community envisions walking and biking in Gig Harbor in the future



HIGHLIGHT

Gig Harbor’s first Active Transportation Plan, published in 2018, supported the 2018 Transportation Element. The plan aimed to advance the City’s vision of safe, accessible active transportation for people of all ages and abilities by assessing existing conditions and identifying investments, programs, policies, and design guidance to build a safer, more connected network.

About the 2018 Active Transportation Plan

The 2018 ATP included:

- ✓ **New goals** for Gig Harbor’s active transportation vision, **shaped by community input** from extensive public outreach.
- ✓ **Priority networks** for pedestrians and bicyclists, along with new multimodal level of service (MMLOS) standards and an evaluation of existing conditions.
- ✓ A **project list** to improve connectivity and safety, categorized as high priority investments, longer term investments, and “quick wins”.
- ✓ A **program and policy framework** to promote and support active transportation beyond project list.
- ✓ **Performance metrics** to help the City measure progress toward its active transportation goals.

ATP Progress since 2018

Completed

- ✓ Rosedale Street/Stinson Avenue Roundabout
- ✓ Harborview Drive/Stinson Avenue Roundabout
- ✓ Numerous new Rectangular Rapid Flashing Beacon (RRFB) midblock crossings across the city

Under Construction

- ✓ Burnham Drive Phase 1A
- ✓ Wollochet Drive/Wagner Way Signal Improvements



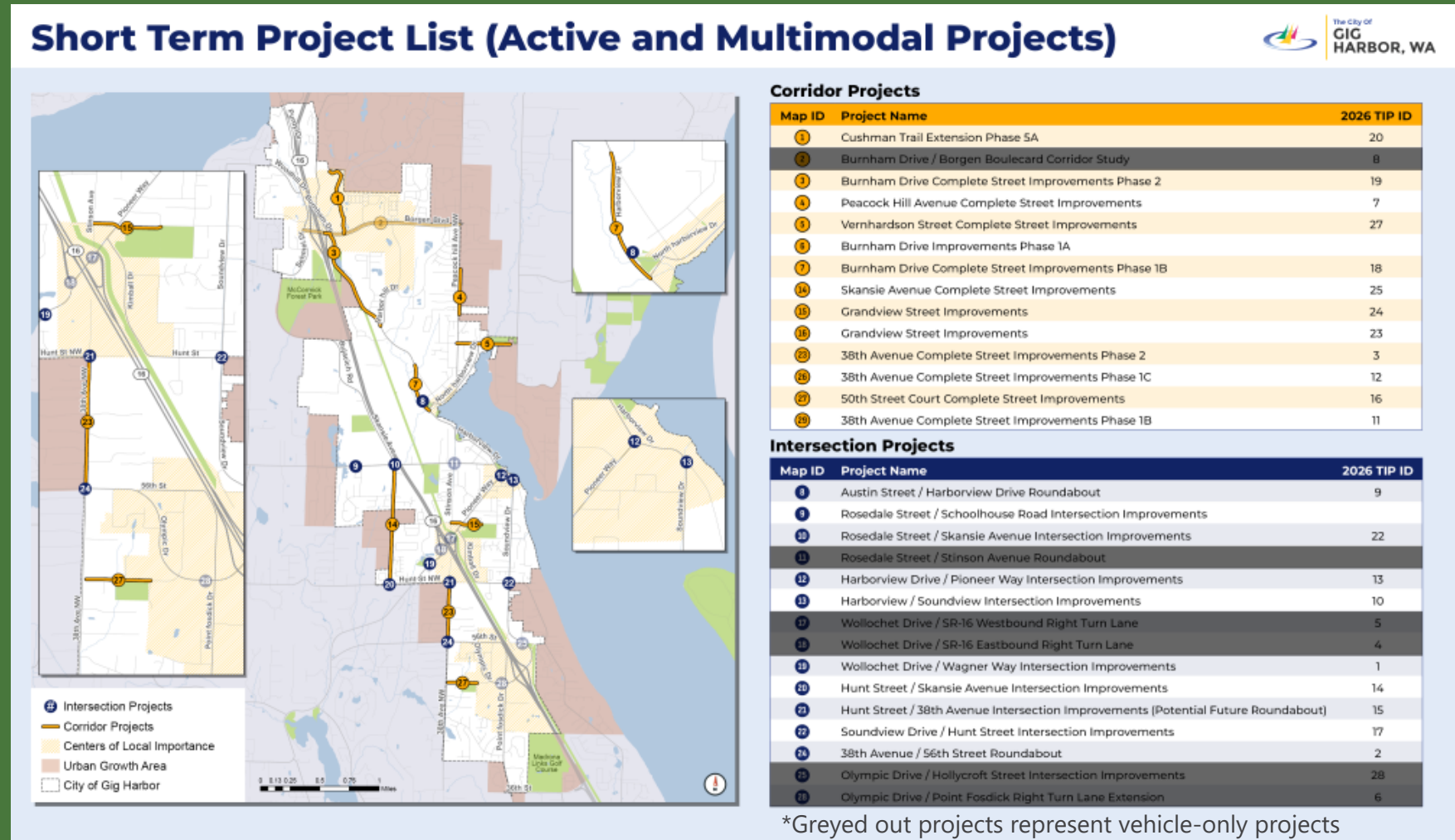


Approach to 2025 ATP Update

- ✓ Recognized that the 2018 Active Transportation Plan has served the community well.
- ✓ Streamlined chapters to avoid duplicative content with the Transportation Element (TE) and reflect the 2024 TE updates.
- ✓ Updated project lists from the TE, identifying highest priority investments using methodology established in the 2018 ATP.
- ✓ Updated list of “quick wins” to remove completed projects and added a few new “quick win” projects based on City staff input.
- ✓ Conducted public outreach to get feedback on highest priority investments and updated “quick win” project list.

Short-Term Investments

- ✓ Includes all active and multimodal projects from the 2024 TE Short-Term Project List
 - ✓ Vetted through the 2024 TE update
 - ✓ Included in 2026-2031 TIP
- ✓ Identified highest priority investments using scoring methodology established in 2018 TE which was refined and further prioritized through community input.



“Quick Wins”

Project List

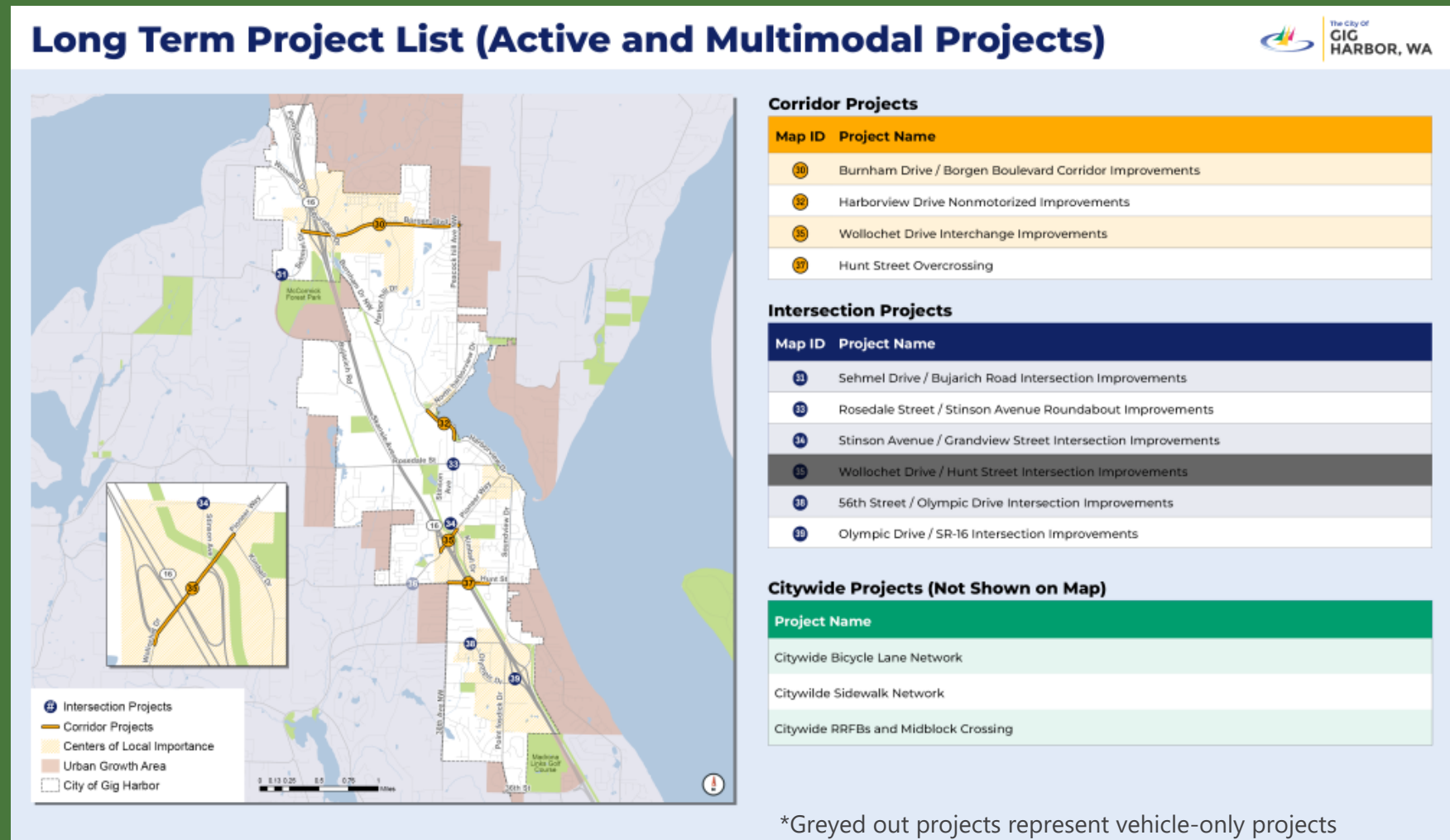
✓ Updated from the 2018 “Quick Wins” list

- ✓ Removed projects that have been completed or are no longer feasible
- ✓ Added new projects based on City staff input and recent feedback.
- ✓ Identified public support and received feedback through community outreach.

Project Type	Project Description
Crosswalk Enhancement	Continue marking all red stamped crosswalks with MUTCD compliant white markings (two 12” white painted bands) to increase visibility. The white paint should be applied to the existing concrete. Without lines, it is hard to see the red color at dusk.
Crosswalk Enhancement	Identify and prioritize midblock crosswalk locations that would improve pedestrian connectivity and safety.
Trail Improvements	Add wayfinding signage and/or painted arrows at the Rosedale Cushman Trail crossing. If feasible, add bollards, planters, or other physical separation to provide an increased feeling of safety for trail users.
Trail Improvements	Add wayfinding and signage at the North terminus of the Cushman Trail directing trail users how to access key Gig Harbor North destinations (e.g. YMCA).
Trail Improvements	Add wayfinding at the intersection of Olympic Drive and Hollycroft Street and west to the trailhead (this could include green paint, signage, etc.).
Trail Improvements	Upgrade signage at the Olympic Drive and Cushman Trail intersection to improve driver awareness and trail user safety. Improvements include installing advanced warning signs, replacing existing trail crossing signs with larger, more visible versions, and switching to fluorescent yellow signage to better align with MUTCD guidance for pedestrian and bicycle crossings.
Bike Network	Add pavement markings and signage on shared use paths to clarify where to walk/run versus bike.
Safety Enhancements	Make all pedestrian crossing signs on roadways “double facing” so they are visible to motorists from both directions. (This would not be necessary on the Cushman Trail.) An example of this treatment can be seen on Harborview Drive at Rosedale Street.
Safety Enhancements	At Hunt Street & Soundview Drive, trim the trees in the NW corner as an interim solution to improve sight lines.
Safety Enhancements	Trim shrubs and trees along Harborview Drive to enhance sightlines (example, corner of Harborview Drive across from Tides) and widen the area for walking.

Long-Term Investments

- ✓ Includes all active and multimodal projects from the 2024 TE Long-Term Project List
- ✓ Vetted through the 2024 TE update
- ✓ Developed and refined through public feedback gathered in 2018 and 2024



Public Outreach

<https://fp.mysocialpinpoint.com/gig-harbor-active-transportation-plan>



Social Pinpoint project webpage and survey

- ✓ Provided “quick win” project list and high priority project list
- ✓ Focused engagement on identifying top priority projects and overall support for lists
- ✓ Active July 18th – August 11th
- ✓ Promoted via City’s webpage, social media, newsletter, and other channels

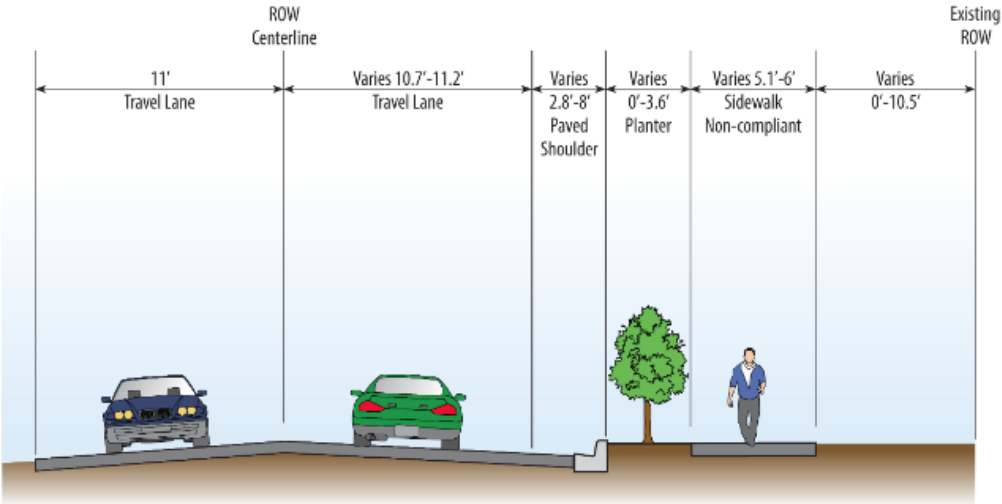
Please rate each project on a scale of 1 to 5 stars, with 5 stars indicating the projects most important to you. The rating stars appear directly below each project image.

If you prefer, you may select the circle to skip rating a project.

Open

Burnham Drive Complete Streets Improvements Phase 2

This project will reconstruct the roadway from the Harbor Hill Drive extension to SR-16 interchange, including minor widening, turn lanes, curbs, gutters, sidewalks, storm sewer improvements, landscaped planter strips, and lighting. Phase 1A (a shared use path from Eagle's Club to 96th Street) is currently underway.



BURNHAM DRIVE (Sidewalk)



Please rate this project on a scale of 1 to 5 stars.

Summary of Survey

Tell us your project priorities.

Please pick your top three projects from the list.

Do you support the list of high priority projects?

Tell us why you answered this way:

Do you support the list of potential quick win projects?

Are there any projects we missed or additional projects you would like to see?

Submit

Summary of Survey Results

119 total responses*

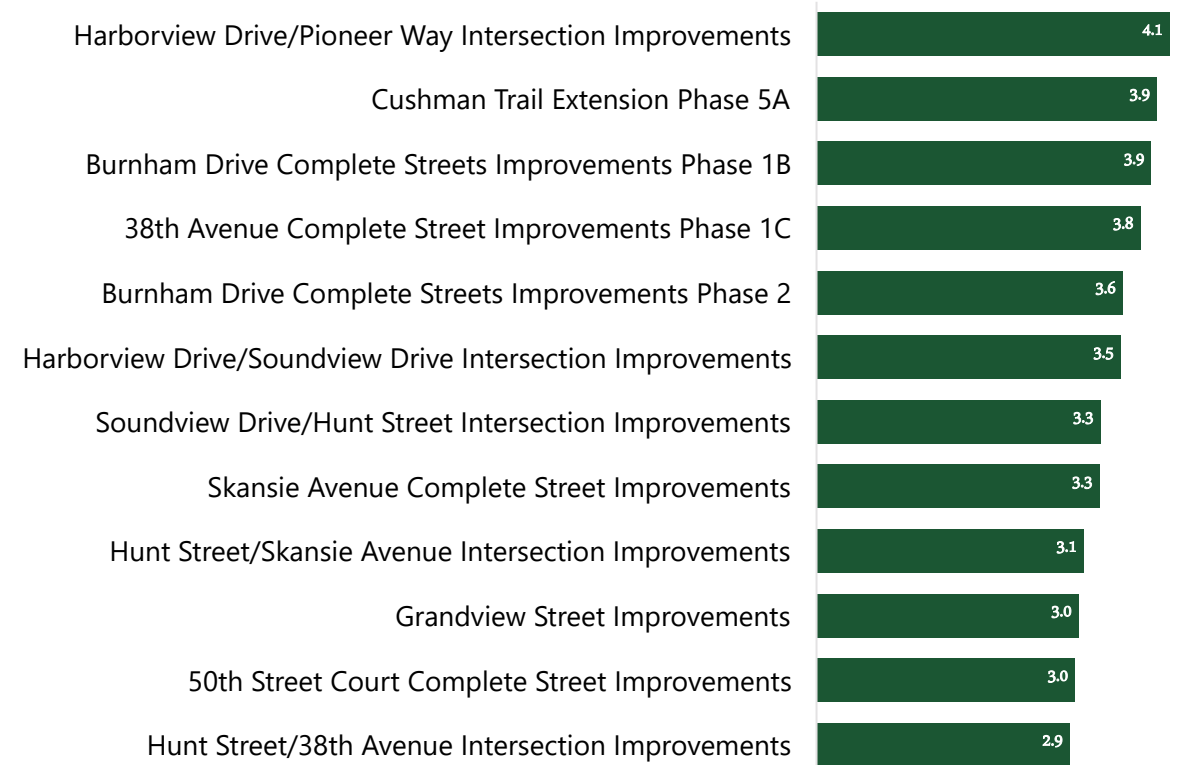
81% of respondents expressed support for the high priority project list.

86% of respondents expressed support for the updated “quick wins” list.

The **top three project priorities** were:

- ✓ Cushman Trail Extension Phase 5A
- ✓ Harborview Drive/Pioneer Way Intersection Improvements
- ✓ Burnham Drive Complete Streets Improvements Phase 2

Average Rating of Projects (1 to 5 stars)



* With a small sample size, survey results are not statistically valid and do not represent the views of the entire community of Gig Harbor. Summaries are based on the total responses to each question.

Next Steps

- ✓ Update ATP top priority projects based on outreach
 - ✓ Will inform future TIP list
 - ✓ Will inform Council decisions during budget development
- ✓ Share updated ATP in late September
- ✓ Council will adopt ATP update through a resolution





Questions?



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: August 14, 2025

SUBJECT: Tiered Water Rates Discussion

SUBMITTED BY: Public Works Director Jeff Langhelm

DEPARTMENT: Public Works

PHONE: (253) 853-7630

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: At the July 17 study session, staff and the city's consultant, FCS Group, presented their initial findings for setting new utility rates beginning January 1, 2026, and continuing for the following five years. Also at the July 17 meeting, staff noted that we will return soon to further discuss the city's previous desire to establish tiered water rates.

At the Aug 14 study session staff and FCS Group will discuss options for tiered water rate policies. These policies will allow staff and FCS to return to council in September with recommendations on a tiered water rate structure and further details.

FISCAL CONSIDERATION: This discussion will have no financial impacts on the city but will set the policies for implementing future revenues for the water department.

ATTACHMENTS:

1. Tiered Water Rates Presentation

STRATEGIC PLAN PRIORITY: Foster a healthy city organization



City of Gig Harbor Utility Rate Update



August 14, 2025





Agenda

- Review results of revenue requirements
- Discuss water rate design alternatives
 - Council recommendations will inform the rate design analysis



Revenue Requirement Review



Rate Design Options



Inclining Block Rate Recommendations



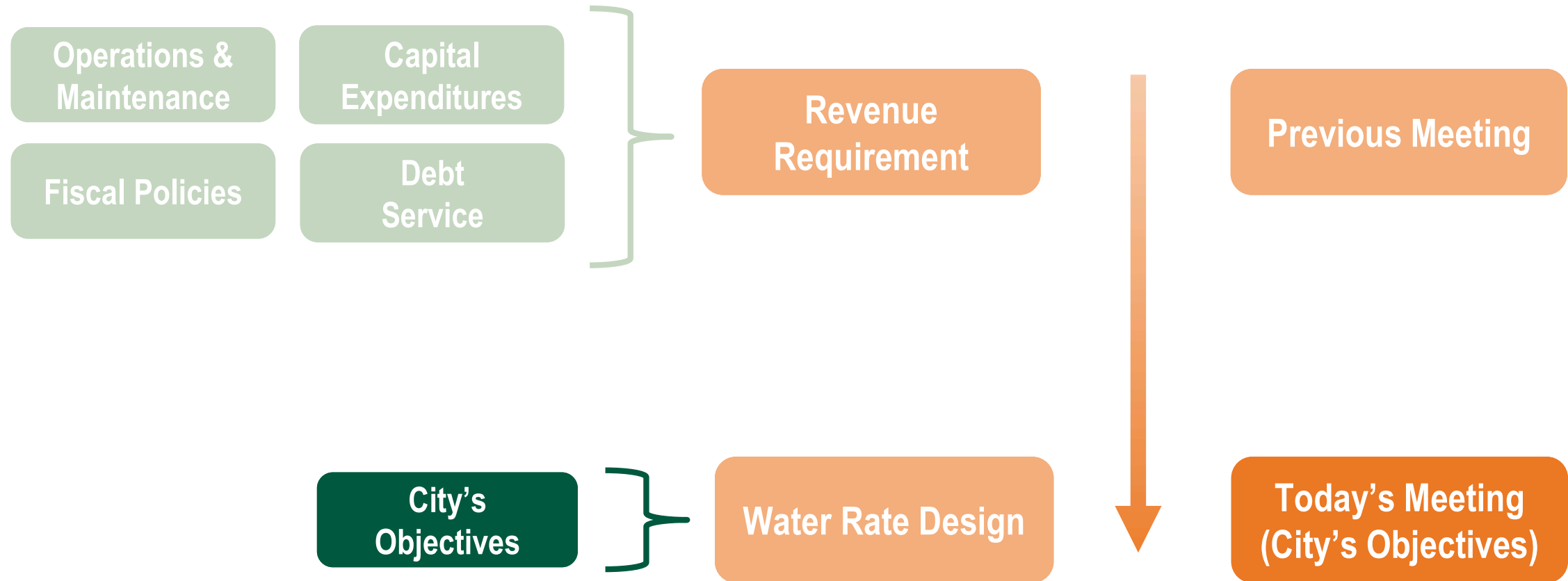
Examples, Discussion, and Next Steps



Feedback / Tweaks Welcome



Study Overview





Existing Water Rates

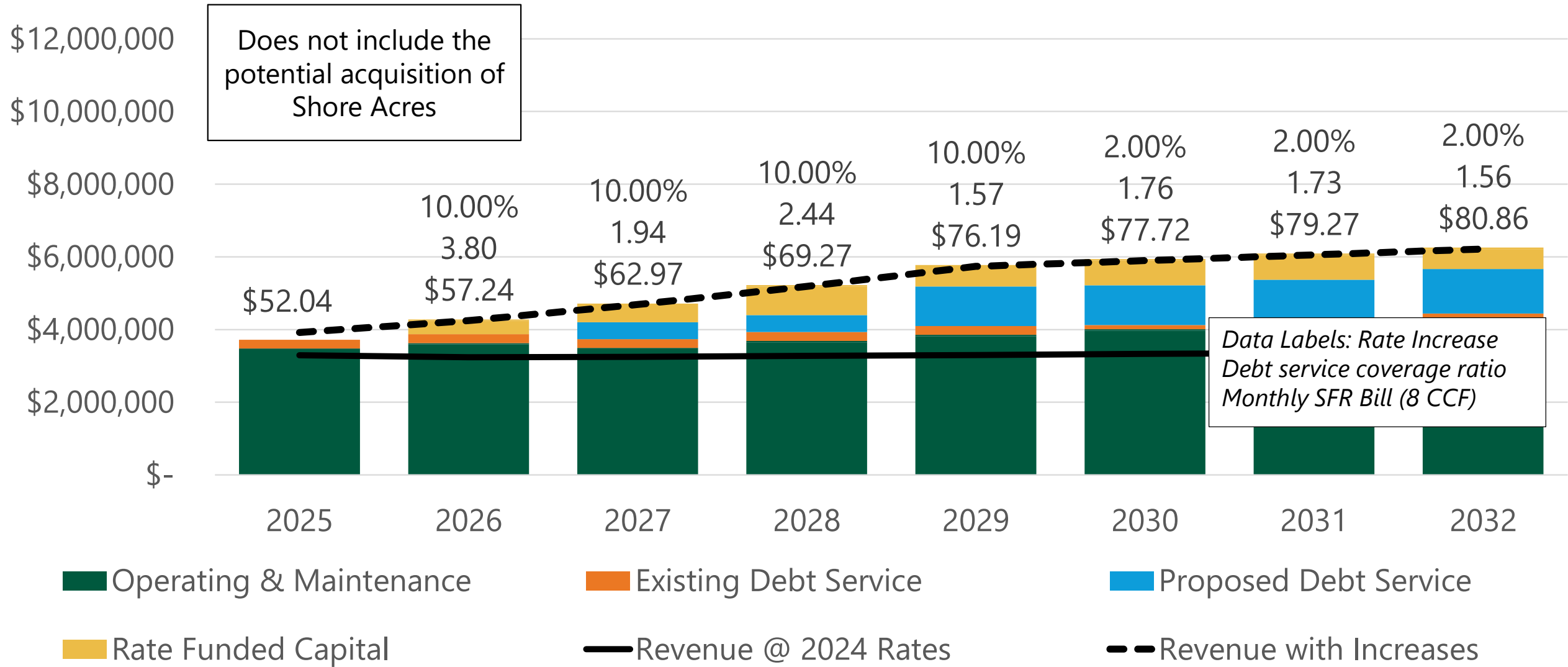
- Existing rates consist of a fixed rate that varies by meter and a uniform commodity charge per CCF

Effective January 1, 2025, the monthly water service rates not including state and city taxes shall be set at the following amounts:

Customer Class/Meter	Customer Base Charge (per meter/month)	Commodity Charge (per ccf)
Residential	\$25.48	\$3.32
Multiresidential		
5/8" & 3/4"	44.76	3.11
1"	61.61	3.11
1-1/2"	103.36	3.11
2"	153.65	3.11
3"	287.66	3.11
4"	438.56	3.11
Commercial/Schools		
5/8" & 3/4"	37.52	3.23
1"	49.57	3.23
1-1/2"	79.32	3.23
2"	115.16	3.23
3"	210.78	3.23
4"	318.43	3.23



Revenue Requirement – Water





Sample Monthly Water Bills (Single-family Residence)

Usage	2025 (Existing)	2026 (10% Inc.)	2027 (10% Inc.)	2028 (10% Inc.)	2029 (10% Inc.)	2030 (2% Inc.)
4 CCF	\$38.76	\$42.64	\$46.90	\$51.59	\$56.75	\$57.88
8 CCF	\$52.04	\$57.24	\$62.97	\$69.27	\$76.19	\$77.72
12 CCF	\$65.32	\$71.85	\$79.04	\$86.94	\$95.64	\$97.55

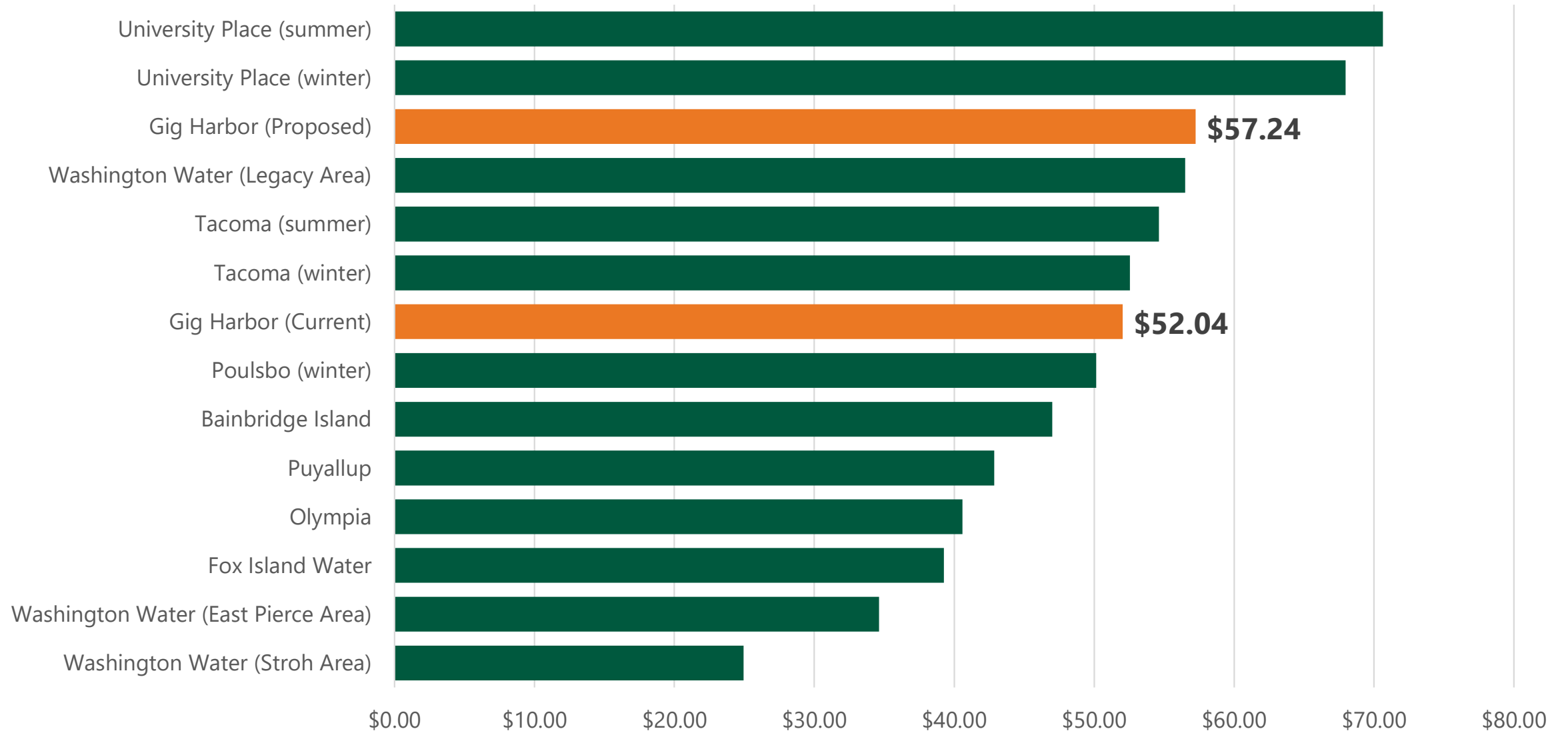


Sample Monthly Bills (Single-family Residence, All Utilities)

Usage	2025 (Existing)	2026	2027	2028	2029	2030
Water (8 CCF)	\$52.04	\$57.24	\$62.97	\$69.27	\$76.19	\$77.72
Sewer (8 CCF)	\$88.88	\$94.21	\$99.87	\$105.86	\$112.21	\$113.33
Storm	\$17.86	\$18.40	\$18.95	\$19.52	\$20.10	\$20.70
Total	\$158.78	\$169.85	\$181.79	\$194.65	\$208.50	\$211.75
Overall Increase %		6.97%	7.03%	7.07%	7.12%	1.56%



Monthly Water Bill Survey (SFR, 8 CCF)



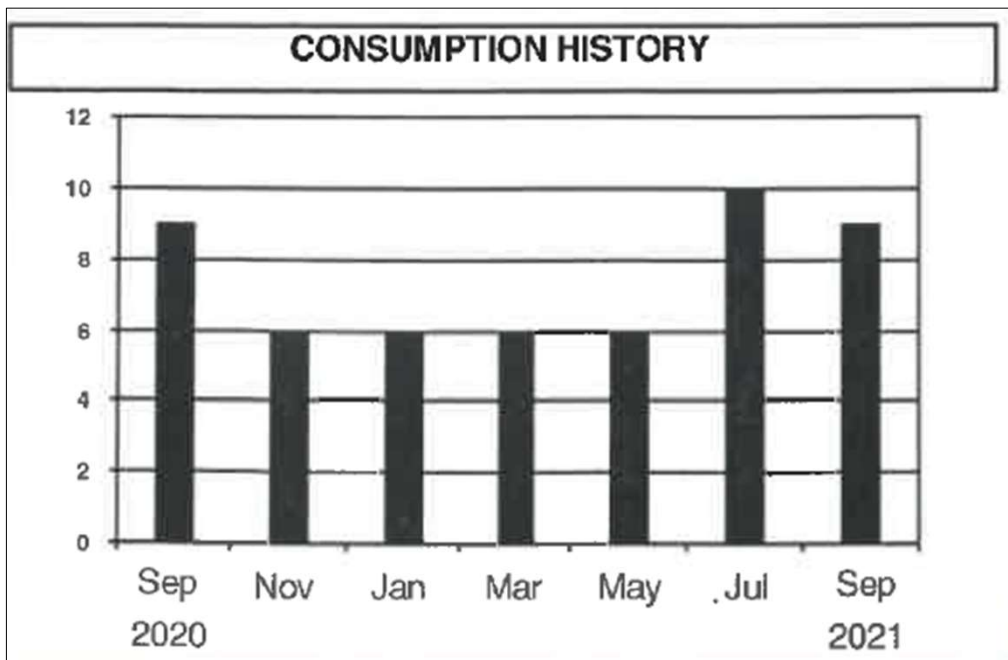


Rate Design Options



Rate Design

- Main goal is to recover target level of revenue
- Primary communication tool with customers
- Typically fixed and/or variable charges



PREVIOUS BALANCE	92.25
PAYMENTS	-92.25
PAST DUE BALANCE	0.00
BASE CHARGE	62.50
CONSUMPTION	15.00
SUMMERSURCHARGE	4.00
KC ROW FEE	6.00
TOTAL NEW CHARGE	87.50



Rate Design Objectives

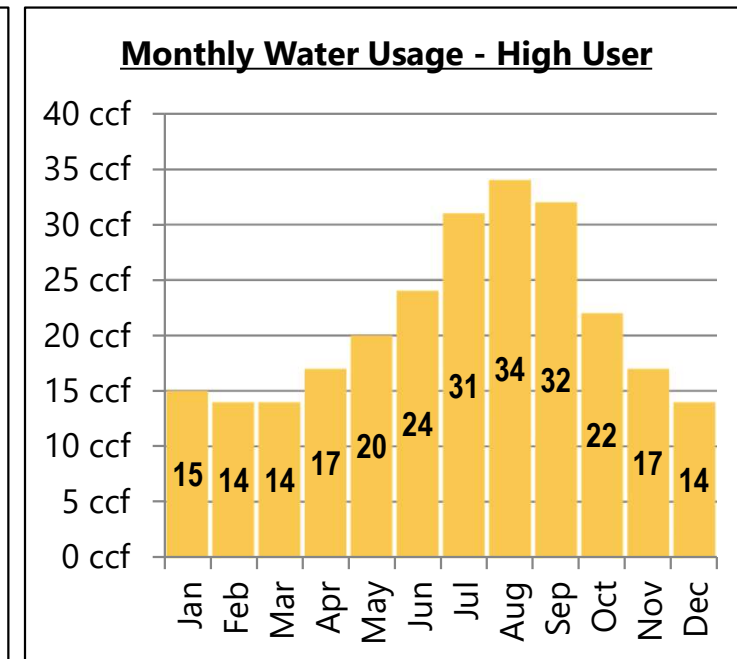
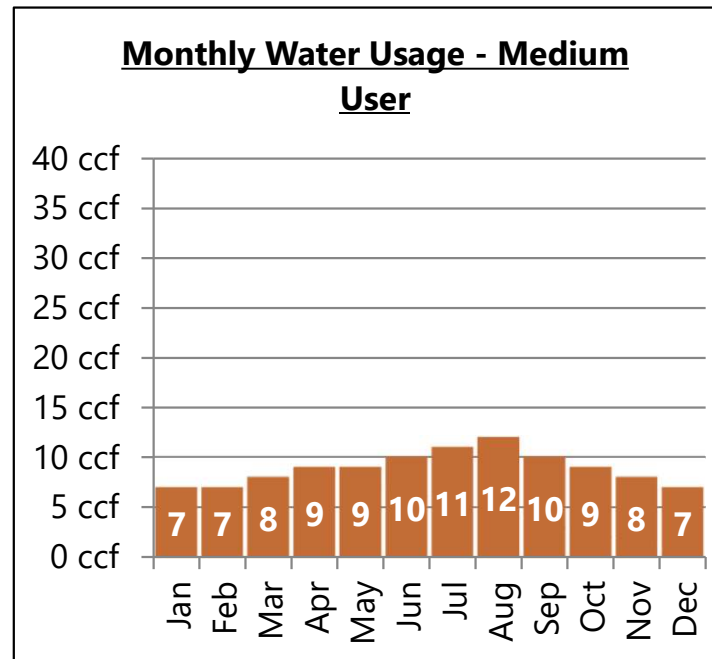
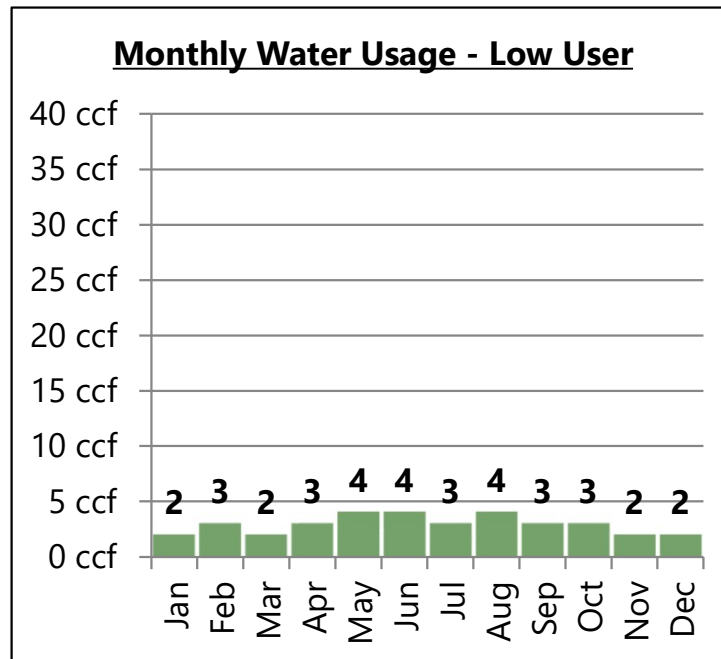
Objective	Definition	Goal(s)
Revenue Stability	Generate stable and predictable revenue, regardless of external factors	● Reliably fund fixed operating/capital needs ● Avoid emergency/reactive rate increases
Conservation	Encourage efficient water use (total/peak)	● Promote environmental stewardship ● Delay future capital improvements
Affordability	Provide affordable water to “lifeline” users	● Make critical services available to all customers ● Reduce/avoid customer delinquency
Understandability	Keep structure simple to administer and explain to customers	● Effectively communicate intended price signals ● Reduce administrative burden on staff

- **Most rate structures represent a balance between these objectives, some of which conflict with each other**



Key Assumptions for Examples

- Focus is on single-family residential rates
- Alternatives generally produce the same revenue in total (revenue-neutral)
- Bill impacts are based on three hypothetical customers (all 3/4" meters):





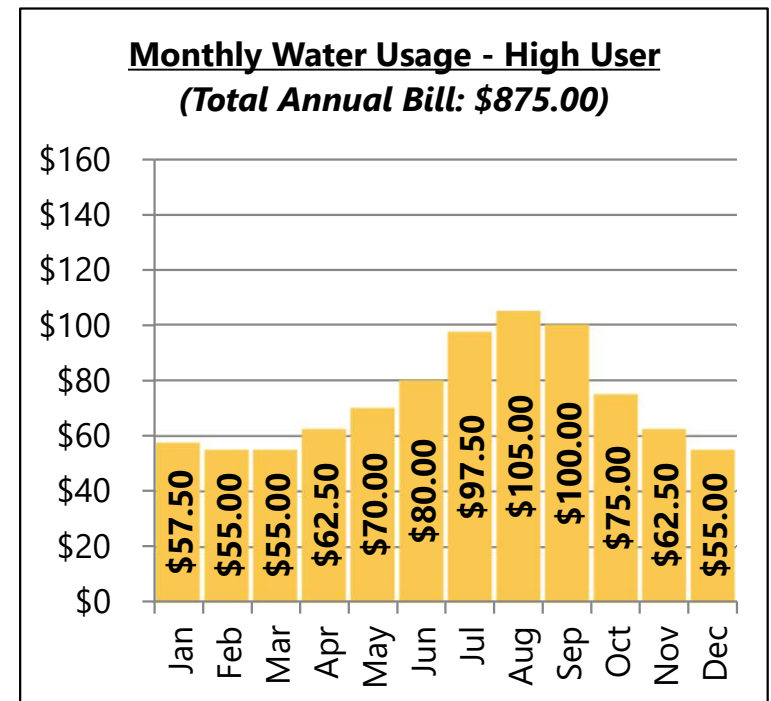
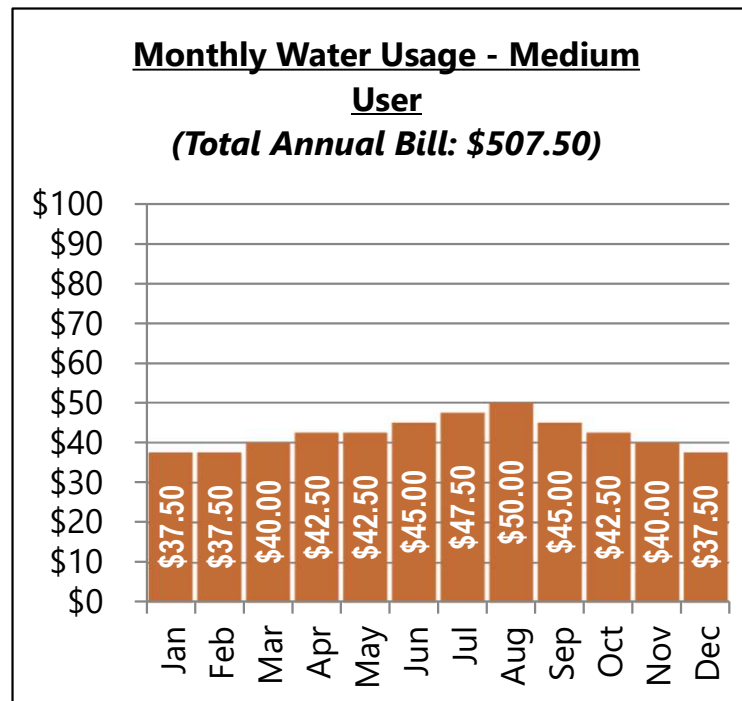
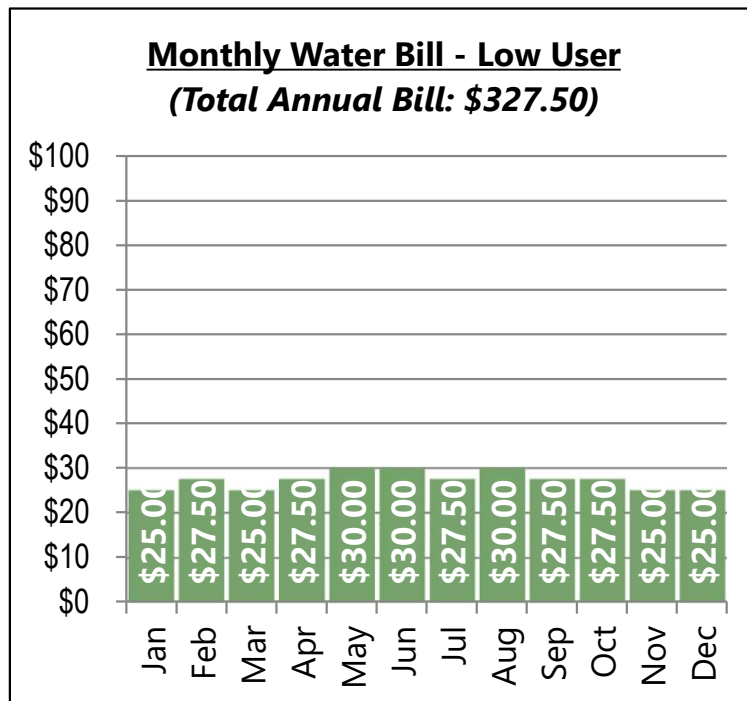
Uniform Volume Rate Structure

- **Key elements:**

- » Monthly fixed charge based on meter size
- » Single volume rate applies to all water usage

Monthly Fixed Charge (3/4" Meter)	\$20.00
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Volume Rate per Hundred Cubic Feet (ccf)	\$2.50
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Seasonal Volume Rate Structure

- **Key elements:**

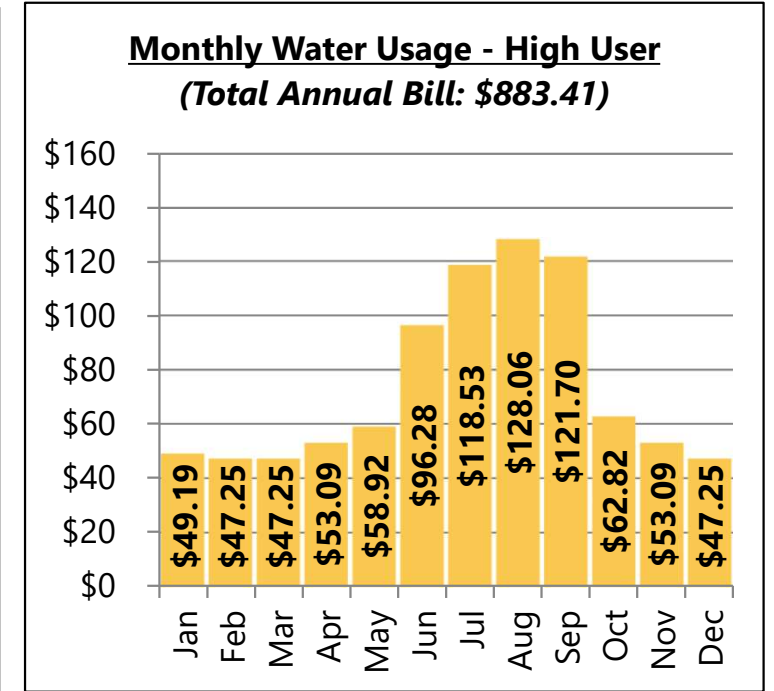
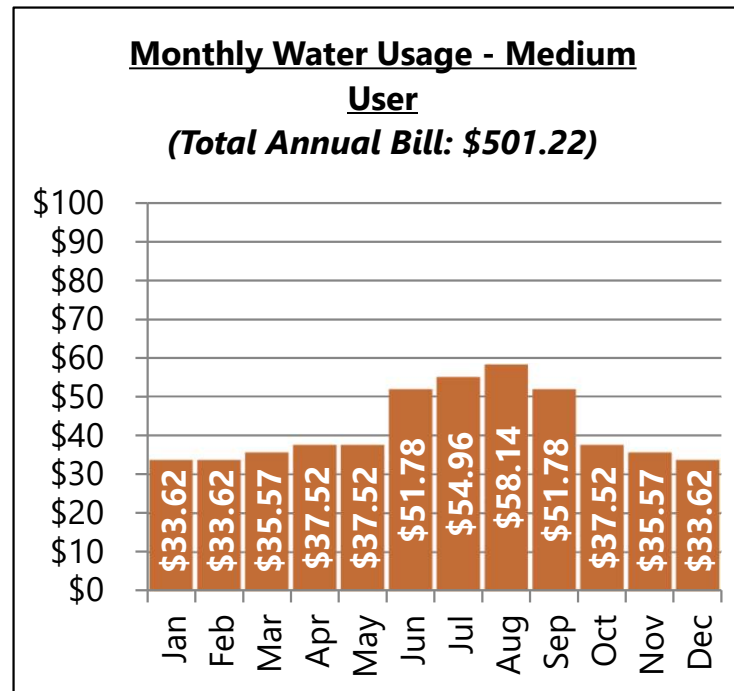
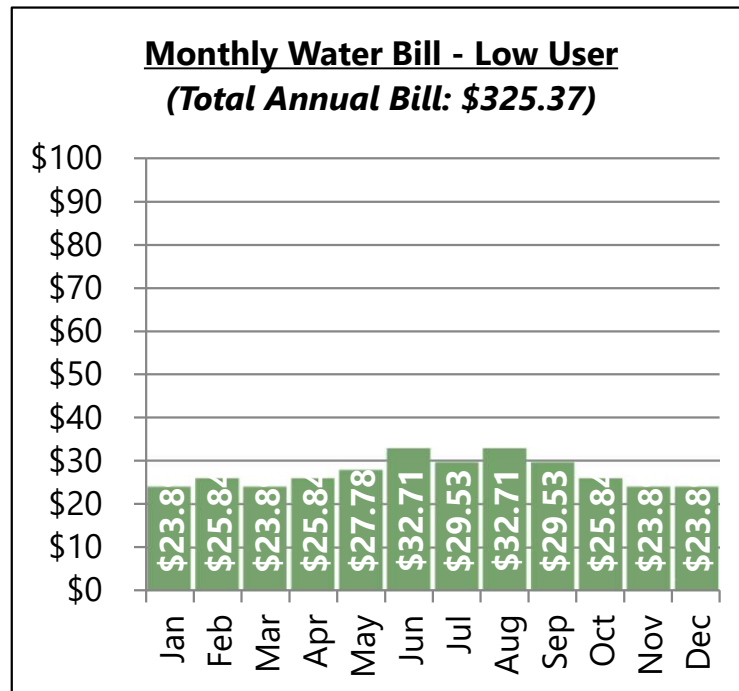
- » Monthly fixed charge based on meter size
- » Single volume rate applies to all water usage
- » Volume rate is lower during the winter months, and higher during the summer

Monthly Fixed Charge (3/4" Meter)	\$20.00
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Volume Rate per Hundred Cubic Feet (ccf):	
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Winter (Oct – May)	\$1.95
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Summer (Jun – Sep)	\$3.18
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Declining Block Volume Rate

- **Key elements:**

- » Monthly fixed charge based on meter size
- » Three-block volume rate structure where the volume rate decreases as usage increases

Monthly Fixed Charge (3/4" Meter)	\$20.00
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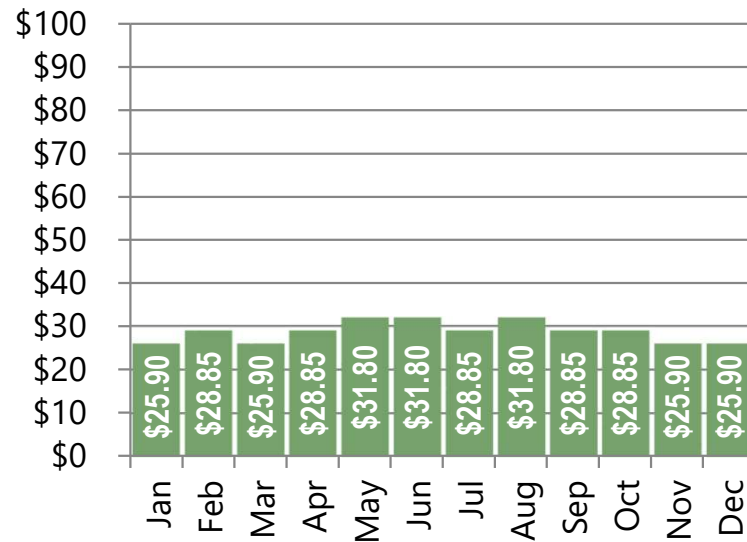
Volume Rate per Hundred Cubic Feet (ccf):	
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Block One (0 – 10 ccf per Month)	\$2.95
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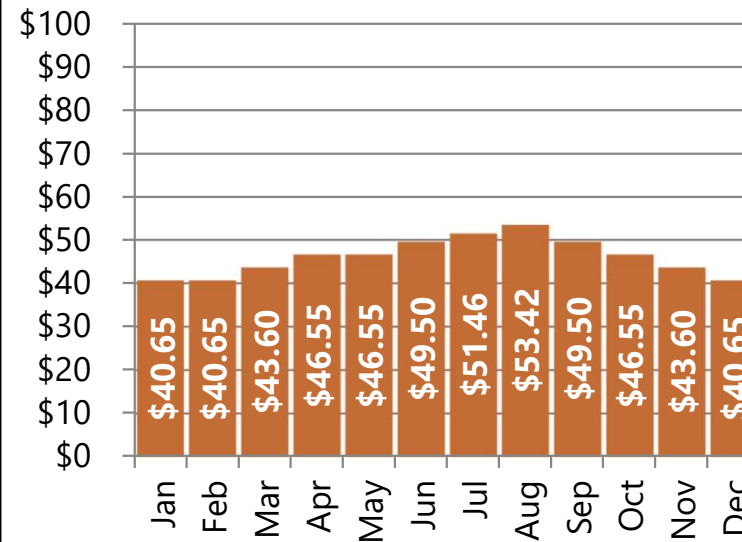
Block Two (11 – 20 ccf per Month)	\$1.96
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Block Three (> 20 ccf per Month)	\$0.97
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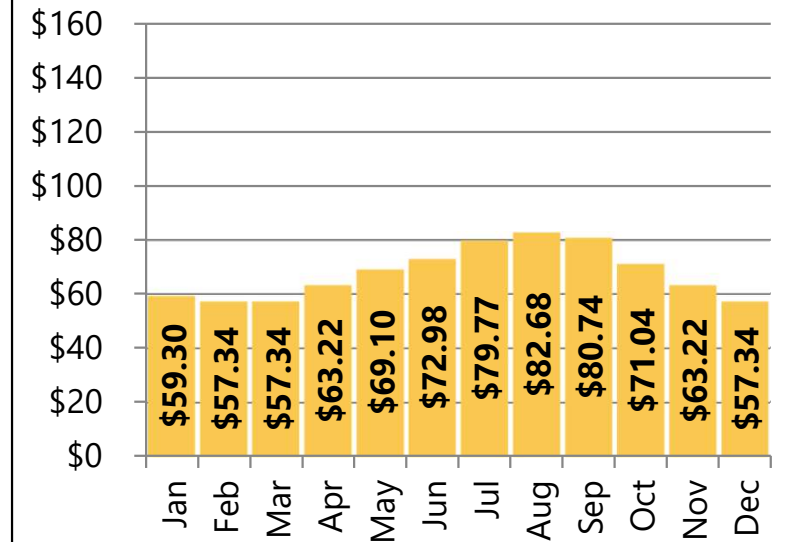
Monthly Water Bill - Low User
(Total Annual Bill: \$343.25)



Monthly Water Usage - Medium User
(Total Annual Bill: \$552.68)



Monthly Water Usage - High User
(Total Annual Bill: \$814.07)



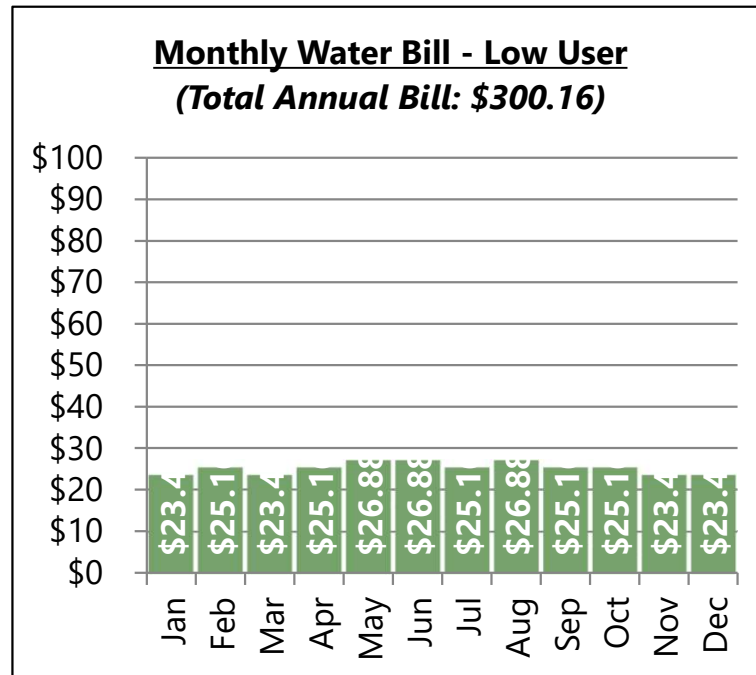


Inclining Block Volume Rate

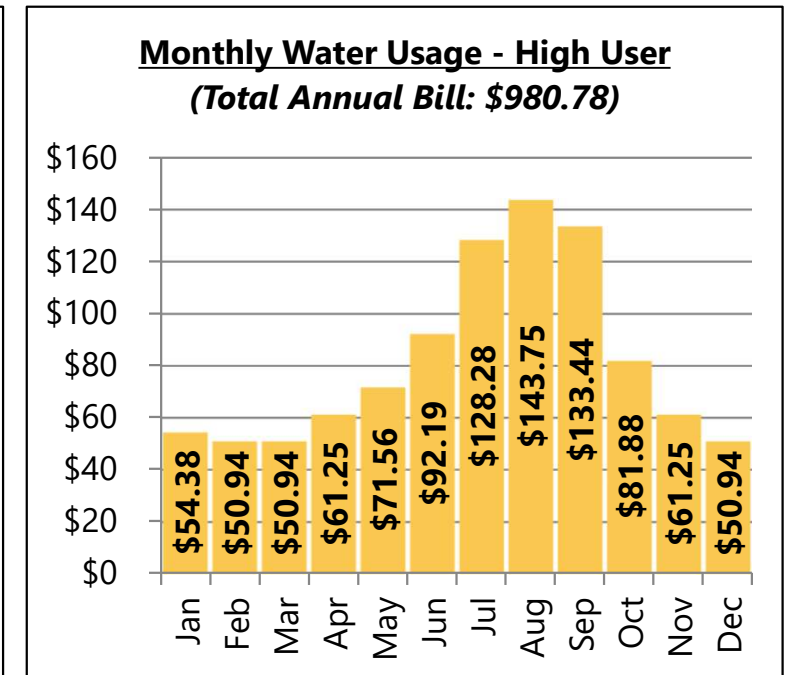
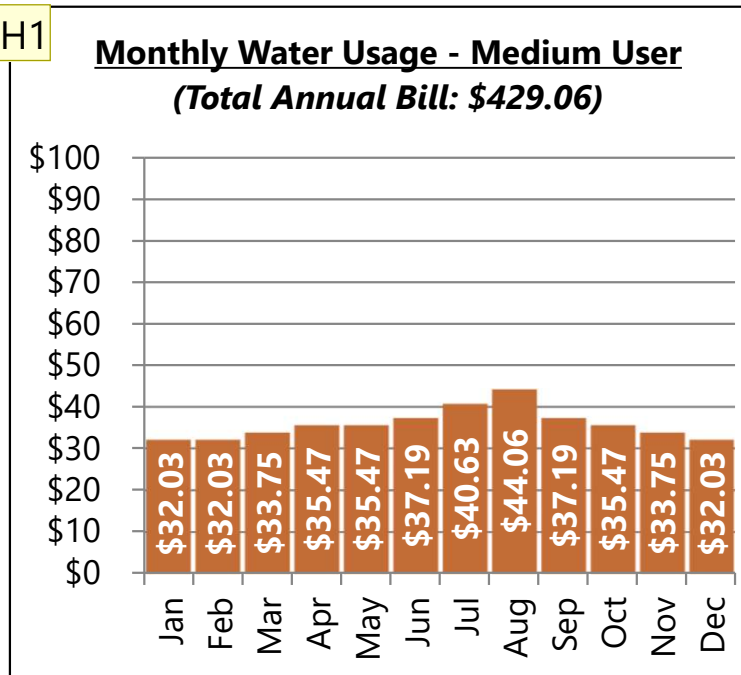
- **Key elements:**

- » Monthly fixed charge based on meter size
- » Three-block volume rate structure where the volume rate increases as usage increases

Monthly Fixed Charge (3/4" Meter)	\$20.00
Volume Rate per Hundred Cubic Feet (ccf):	
Block One (0 – 10 ccf per Month)	\$1.72
Block Two (11 – 20 ccf per Month)	\$3.44
Block Three (> 20 ccf per Month)	\$5.16



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Inclining Block Volume Rate w/Enhanced Revenue Stability

- **Key elements:**

- » Higher fixed charge to enhance revenue stability
- » Three-block volume rate structure
- » Lower volume rates to remain revenue-neutral

Monthly Fixed Charge (3/4" Meter)	\$25.00
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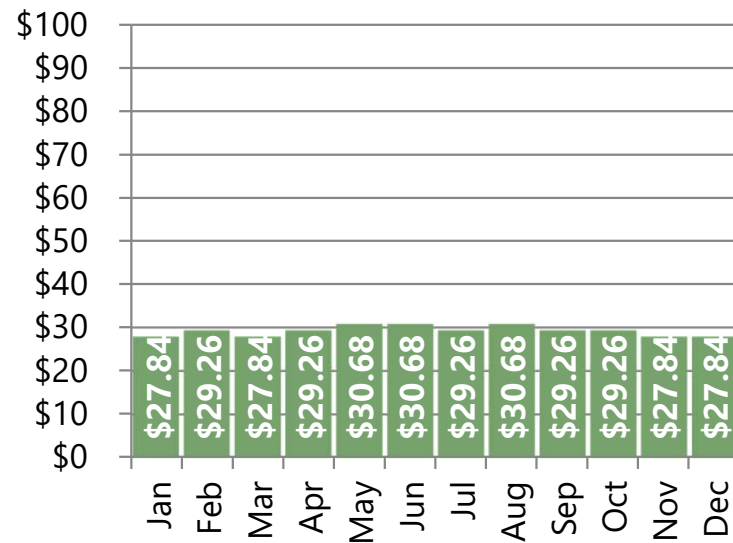
Volume Rate per Hundred Cubic Feet (ccf):	
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Block One (0 – 10 ccf per Month)	\$1.42
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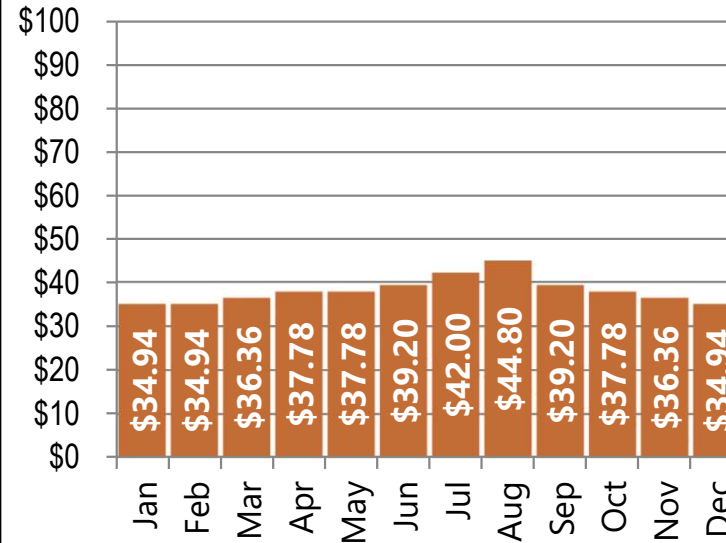
Block Two (11 – 20 ccf per Month)	\$2.80
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Block Three (> 20 ccf per Month)	\$4.16
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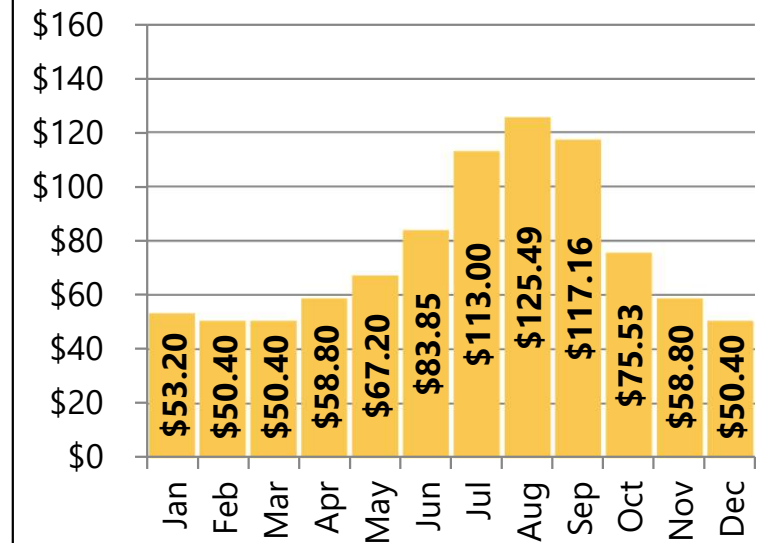
Monthly Water Bill - Low User
(Total Annual Bill: \$349.70)



Monthly Water Usage - Medium User
(Total Annual Bill: \$456.08)



Monthly Water Usage - High User
(Total Annual Bill: \$904.22)





Tailored Volume Rate

Monthly Fixed Charge (3/4" Meter)	\$20.00
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Volume Rate per Hundred Cubic Feet (ccf):	
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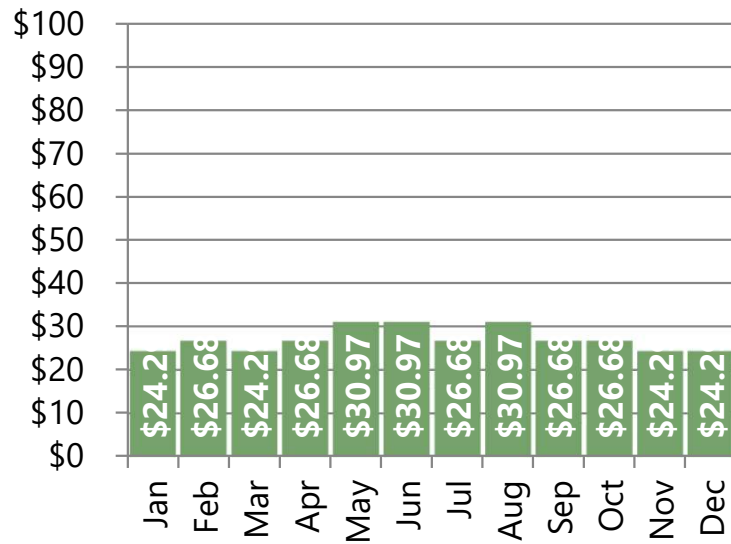
Block One ($\leq$ 110% of Winter Average)	\$2.14
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Block Two ($>$ 110% of Winter Average)	\$4.29
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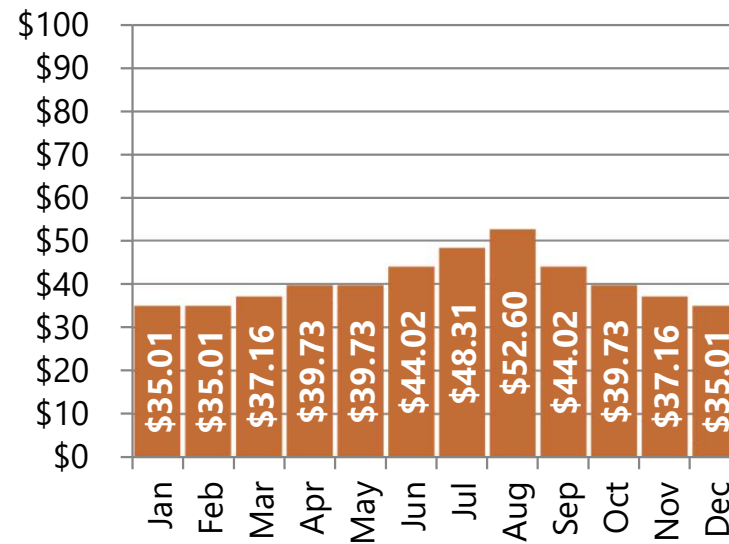
- Key elements:

- » Monthly fixed charge based on meter size
- » Two-block volume rate structure; blocks are defined by individual customer usage patterns

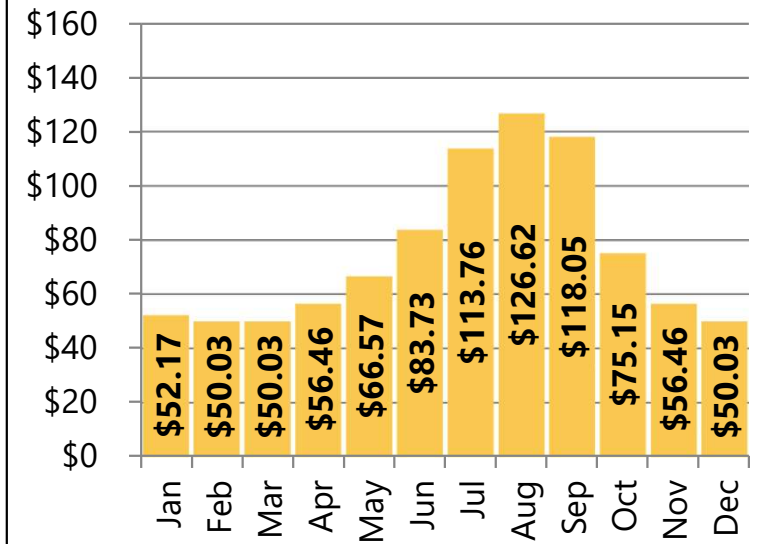
Monthly Water Bill - Low User
(Total Annual Bill: \$323.43)



Monthly Water Usage - Medium User
(Total Annual Bill: \$487.51)



Monthly Water Usage - High User
(Total Annual Bill: \$899.05)





How Can We Impact Achievement of the Objectives?

	Revenue Stability	Conservation	Affordability	Understandability
Increasing Fixed Charges	++	-	-	
Increasing Volume Charges	--	+	+	
Adding Usage Blocks/Tiers	-	+	+	-
Increasing Higher-Block Volume Rates	-	++	+	
Adding Seasonal Volume Rate Differential	-	+	-	-
Adding/Increasing Allowance	+	-	-	-

+: Improves achievement of objective

-: Hinders achievement of objective



What Does It Mean To The Customer?

Annual Water Bill	Low User	Medium User	High User
Uniform Volume Rate	\$327.50	\$507.50	\$875.00
Seasonal Volume Rate	\$325.37	\$501.22	\$883.41
Declining Block Volume Rate	\$343.25	\$552.68	\$814.07
Inclining Block Volume Rate	\$300.16	\$429.06	\$980.78
Inclining Block Volume Rate with Enhanced Revenue Stability	\$349.70	\$456.08	\$904.22
Tailored Volume Rate	\$323.43	\$487.51	\$899.05

The alternatives result in average monthly bills that vary by up to:

- \$5.00 ($\pm$ 21%) for a Low User
- \$12.80 ($\pm$ 39%) for a Medium User
- \$17.25 ($\pm$ 25%) for a High User



Inclining Block Rates

- **Inclining block rates have the best conservation signals**
- **Single-family residence focus**
 - » Single-family customers have consistent usage patterns; other classes do not
 - » Single-family customers have more discretionary use than other classes
- **Typically 2 to 5 blocks**
 - » Three blocks strikes the balance between conservation and simplicity
- **Affordability partly controlled by the water user**
 - » Block 1 water usage can be set low to collect only for “lifeline” water usage
- **Impacts on revenue related to outreach**



Monthly Blocks from Comparable Jurisdictions (CCF)

Jurisdiction	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
Bainbridge Island	0-5	5-12	12-30	30+		
Fox Island Water	0-4	4-13	13-23	23-33	33-43	43+
Olympia	0-4	4-9	9-14	14+		
Poulsbo (summer)	0-10	10+				
Poulsbo (winter)	0+					
Puyallup	0-5	5-12	12+			
Tacoma (summer)	0-5	5+				
Tacoma (winter)	0+					
University Place (summer)	0-5	5+				
University Place (winter)	0+					
Washington Water	0-6	6-22	22+			



Council Discussion

- **What water rate structure is the best fit for Gig Harbor?**
- **If inclining block rates:**
 - » How many blocks?
 - » Single-family only?



Next Steps

- **Complete the rate design analysis**
- **Review with Council and consider for adoption**

Thank you! Questions?

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**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: August 14, 2025

SUBJECT: Community Diversity and Engagement Committee – Community Survey Data Presentation

SUBMITTED BY: Housing, Health, and Human Services Program Manager Shea Smiley, MSW

DEPARTMENT: Administration

PHONE: (253) 530-7070

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: In Spring 2025, the City of Gig Harbor, through the Mayor's Ad Hoc Committee on Community Diversity and Engagement, launched a public survey to gather resident feedback on how welcoming the community feels for all people. The survey ran for one month beginning February 28, 2025, and received 342 responses. While not a scientific sample, the responses reflect important community perspectives and experiences.

The Community Diversity and Engagement committee members will present data collected. Staff is seeking council discussion and direction on how to utilize the survey findings to guide future welcoming efforts, event planning, and communications.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Community Survey Presentation

STRATEGIC PLAN PRIORITY: Provide a safe, healthy, and inclusive community



Gig Harbor Community Survey

Conducted by the Mayor's Ad Hoc Committee on
Community Diversity and Engagement

Spring, 2025

Why did the Committee on Community Diversity and Engagement conduct the survey?

No data existed on whether or not Gig Harbor is a welcoming community; relying only on anecdotes is problematic.

The survey is a starting point to see where things are going well and alert us to any areas where the community might need to do things differently.

We wanted to get a pulse on what our community thinks.

Gig Harbor Community Survey

- Data were collected for a period of one month beginning February 28th, 2025.
- A link to the survey appeared in the Gig-a-Byte and on the city's Facebook page.
- 342 people completed the survey.
- This type of community survey -- where it is difficult to reach out in a systematic way -- will never yield a scientifically valid sample. Such surveys will typically overrepresent people who care more about the issue. But this is a good way to hear from people in the community who have something to say.



Survey Questions

- To what extent do you agree or disagree that the community of Gig Harbor is doing enough to create a welcoming city...
 - Through local government actions (such as displaying the Pride Flag or the Welcoming City Resolution)?
 - Through events (such as the Korean Chuseok Festival, Pride in the Park, Holiday Tree Lighting, Menorah Lighting and Chanukah Village)?
 - Through local businesses?
 - Through community organizations?
 - Through nonprofit organizations?

- ✓ Strongly agree
- ✓ Somewhat agree
- ✓ Somewhat disagree
- ✓ Strongly disagree
- ✓ I have no basis for answering the question

Survey Questions

- To what extent do you agree or disagree that the community of Gig Harbor is doing enough to create a welcoming city...
 - For people of all cultures and heritages?
 - For people of all faiths and religions?
 - For BIPOC (Black, Indigenous and People of Color) or ethnic minorities?
 - For the LGBTQIA2S+ community (Lesbian, gay, bisexual, transgender and/or gender expansive, queer and/or questioning, intersex, asexual, 2 spirit)?
 - For all residents and visitors?
- ✓ Strongly agree
 - ✓ Somewhat agree
 - ✓ Somewhat disagree
 - ✓ Strongly disagree
 - ✓ I have no basis for answering the question

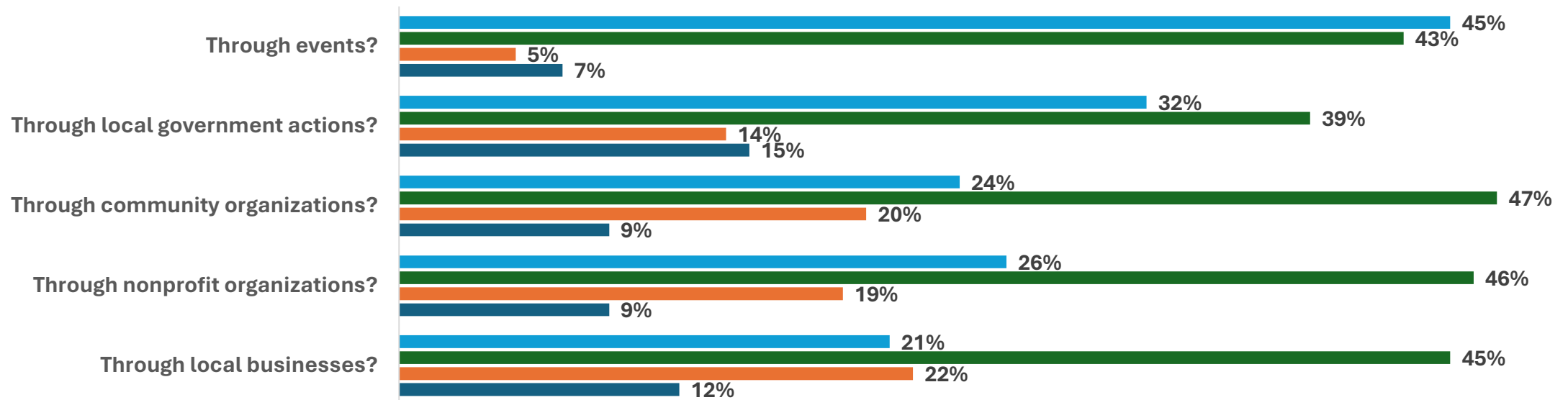
Open- ended Survey Question

- What can the city do to make Gig Harbor a more welcoming and friendly place for all residents and visitors?

Gig Harbor Community Survey Results (N=342)

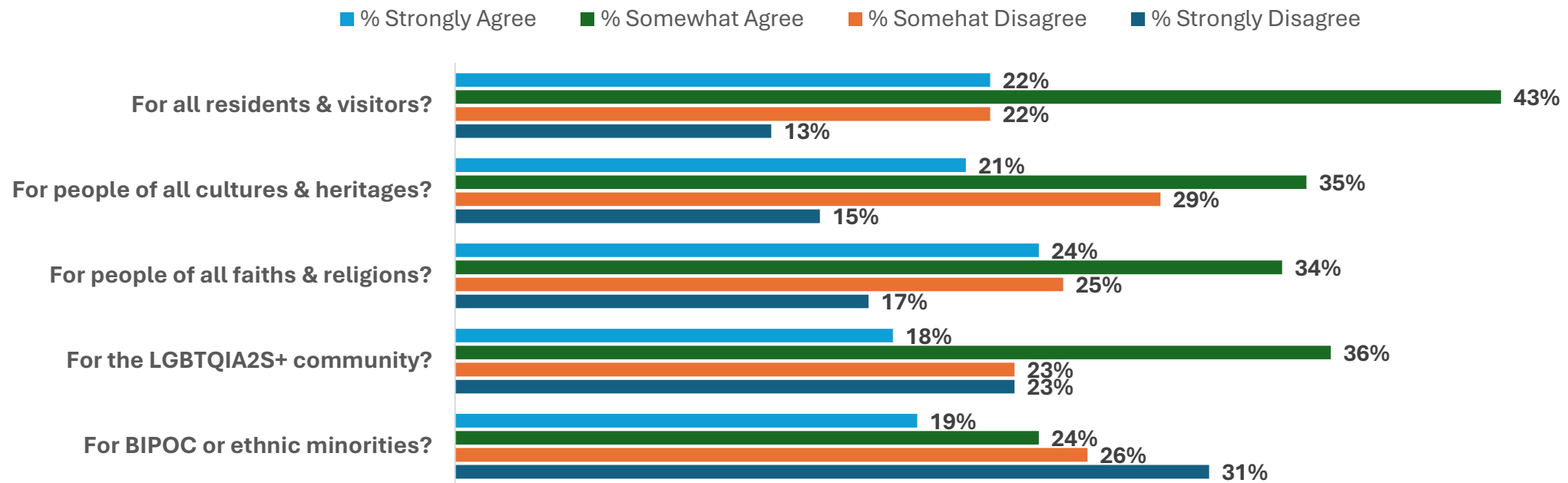
To what extent do you agree or disagree that the community of Gig Harbor is doing enough to create a welcoming city...

■ % Strongly Agree ■ % Somewhat Agree ■ % Somewhat Disagree ■ % Strongly Disagree



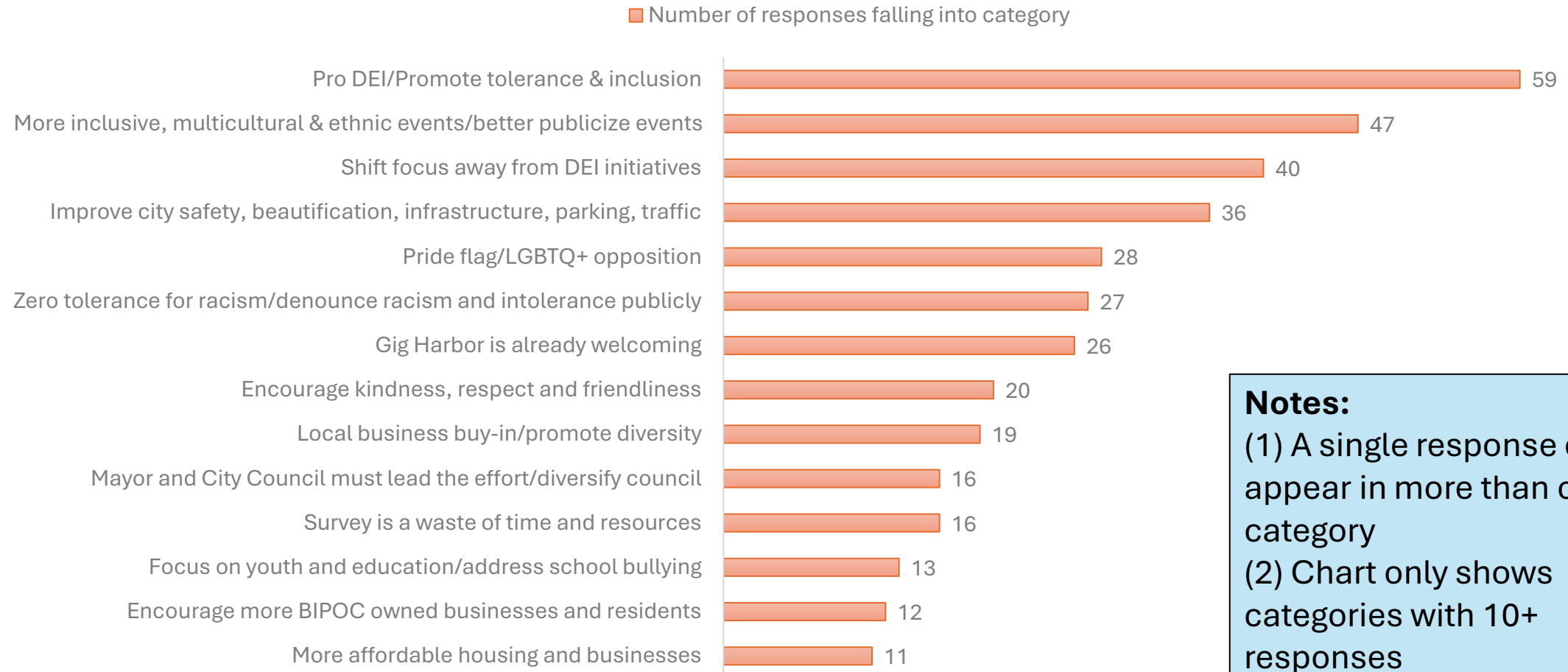
Gig Harbor Community Survey Results (N=342)

To what extent do you agree or disagree that the community of Gig Harbor is doing enough to create a welcoming city...



Gig Harbor Community Survey Results (N=342)

What can the city do to make Gig Harbor a more welcoming and friendly place for all residents and visitors?



Notes:

(1) A single response can appear in more than one category

(2) Chart only shows categories with 10+ responses

Examples of Responses in Each Category

Category	Example 1	Example 2
Pro DEI/Promote tolerance & inclusion	Take a firm stance in support of DEI, be proud and vocal in your support when challenged by community members that pushback. Offered opportunities for marginalized and underrepresented communities to provide feedback, and act on that feedback in a meaningful capacity. Lift up underserved communities by providing visibility to the issues they face, as well as the specific strengths and benefits they bring to our small town.	Keep doing what you are doing - flying the pride flag, celebrating cultures, and thank you for the Black History Month Proclamation!!!
Hold more inclusive, multicultural & ethnic events/better publicize events	More festivals and events for varied groups. Embrace DEI practices.	More events showing the beauty of all people, races, and genders
Shift focus away from DEI initiatives	Welcome all people and stop breaking people into groups, DEI is dead.	Stop being WOKE!
Improve city safety, beautification, infrastructure, parking, traffic	Have shuttle service downtown to make it easier for people to get to different parts of the harbor	The parking downtown is woefully inadequate, especially for handicapped people.
Pride flag/LGBTQIA2S+ opposition	NO pride flags. American flags ONLY	Apply the same level of commitment given the LGHQTQIA2S+ community to citizens outside that community. Dump the gay pride flag. Should never have happened.
Zero tolerance for racism/denounce racism & intolerance publicly	Publicly denounce all incidents of hatred, bigotry, and misinformation, especially related to our public school community.	Be strong in our commitments and statements that there is no room for racism or bigotry. That all backgrounds are welcome, are we love all humans as they are. Behaviors that are harmful to others are not allowed.
Gig Harbor is already welcoming	Gig Harbor has always been welcoming and diverse. Always! Please don't spent money on DEI initiatives. Schools and public safety only	This small maritime city is doing plenty to make all feel welcome. Not sure why this surgery was necessary.
Encourage kindness, respect & friendliness	We need to encourage our residents (and community members) to welcome all. To treat others as they wish to be treated.	Just be friendly, welcoming and respectful. Individual groups can have their festivals and people can choose to join in or not. But there's no need to virtue signal support for any particular group because someone else will always feel left out.

Examples of Responses in Each Category

Category	Example 1	Example 2
Local business buy-in/promote diversity	I would like to see local businesses highlight that they are welcoming for all people, especially BIPOC individuals. If the Gig Harbor Chamber of Commerce is willing to be proactive in highlighting diversity, equity and inclusion in our local businesses, it would go a long way to helping us be more welcoming as a city/community.	Ask businesses to post safe space posters in their windows. Community center for all.
Mayor and City Council must lead effort/diversify council	Be less clicky and genuinely inclusive — not just talk but action. The mayor and council need to lead the effort.	Proclamation plus city staff representative of diverse ethnicities
Survey is a waste of time & resources	Not waste time on silly surveys like this and focus on more important issues.	This is a horrible survey. The city of Gig Harbor should not be wasting money on dei, pride, etc
Focus on youth & education/address bullying in schools	Teach tolerance in the schools. Some children are not as tolerant towards students of color.	Work with the schools to curb bullying and discrimination. Highlight even more diverse groups. Pride the last two years, the menorah, etc., have been a great start. I hope we see even more activities and support like this.
Encourage more BIPOC owned businesses and residents	Encourage business and home ownership by BIPOC and LGbTQ+ communities and individuals.	Number one - make sure sales of hair care products for ALL hair types are available. Encourage welcoming hair care parlors and barbers who are familiar with working with Black hair.
More affordable housing and businesses	More visible artwork from all cultures --- signs of welcome in all businesses --- more affordable housing opportunities---address bullying in school district	Lower rent prices downtown and uptown to encourage businesses to be able to establish!! Community gathering spaces for all ages. Look at what other cities do and encourage new and different ideas!!!! Food trucks, events, scavenger hunts, a community pool, a better farmers market!!!! Open mic nights, stand up comedy, ecstatic dance or silent disco..... waterfront gatherings

Key Takeaways from the Survey (see slide 7)

- Results were a bit less positive when we asked whether the community was doing enough to create a welcoming city for various groups:
 - 2/3rds agreed that we were doing enough for “all residents and visitors”
 - On the remaining questions, 42%-57% disagreed that the community of Gig Harbor is doing enough to create a welcoming city
 - For BIPOC and ethnic minorities there were more disagree (57%) than agree (43%) responses
 - For LGBTQIA2S+ community 46% disagreed

Key Takeaways from the Survey (see slide 8)

- A majority of respondents (2/3rds or more) agreed that the community of Gig Harbor is doing enough to create a welcoming city through local government actions, events, businesses, community organizations and nonprofits.
 - However, the most common response was “somewhat agree” on all but the question about local events
 - And nearly 1 in 3 people “somewhat disagreed” or “strongly disagreed” on all but the question about local events
 - Appears we are doing well on events and somewhat well in the other four areas
 - Survey shows room for improvement, but overall, fairly positive results

Key Takeaways from the Survey (see slides 9-11)

- What can the city do to make Gig Harbor a more welcoming and friendly place for all residents and visitors?
 - The most common categories of responses concerned promoting tolerance and inclusion, holding more multicultural and ethnic events and better publicizing those events.
 - However, a significant number of responses want to see the city shift focus away from diversity, equity and inclusion (DEI) efforts and felt that the Pride Flag and other efforts to make the LGBTQIA2S+ community feel welcome were divisive and harmful.
 - Many respondents also indicated that solving some city issues like parking, traffic, downtown revitalization, and safety were important to making the community more welcoming.

Key Takeaways from the Survey

- The open-ended comments reflect the deep divide the nation is experiencing when it comes to issues of diversity, equity and inclusion.
- However, most respondents feel that the community of Gig Harbor is doing enough to make residents and visitors feel welcome and included.





**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: August 14, 2025

SUBJECT: Landlord-Tenant Protection Updates

SUBMITTED BY: Housing, Health, and Human Services Program Manager Shea Smiley, MSW

DEPARTMENT: Administration

PHONE: (253) 530-7070

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION:

Following growing community concern about the rising cost of housing and increasing instability for renters, council has taken proactive approach in directing staff to assess and respond to tenant needs. The Housing, Health, and Human Services (H3) program manager presented an overview of tenant protection options to the council at the December 12, 2024, study session. Council directed the H3 program manager to monitor any action taken at the state level and return to a study session to update council.

This study session will:

- Summarize tenant rights under current HB 1217.
- Review local government options for a landlord registry.
- Outline potential next steps for council consideration.

Staff is seeking feedback on which, if any, tenant-focused policy directions council would like to prioritize moving forward.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Tenant Protection Update Presentation

STRATEGIC PLAN PRIORITY: Provide a safe, healthy, and inclusive community

Tenant Protection Update

Shea Smiley, H3 Program Manager





Agenda

- Gig Harbor Renters
- HB1217 Update
- Potential Tenant Protections
- Council Discussion

Gig Harbor Renters

Units & Occupancy

5,332

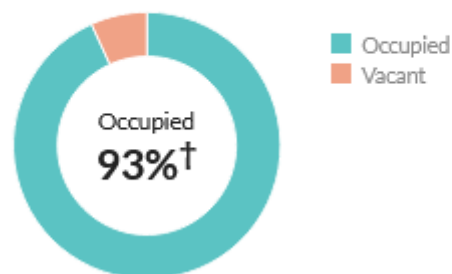
Number of housing units

the Seattle-Tacoma-Bellevue, WA Metro Area:

1,657,075

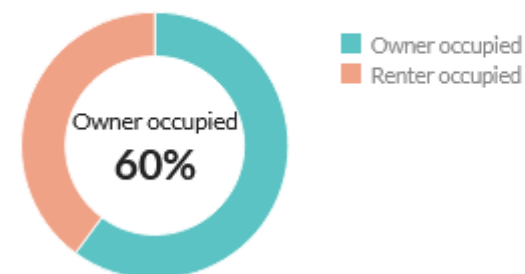
Washington: 3,216,243

Occupied vs. Vacant



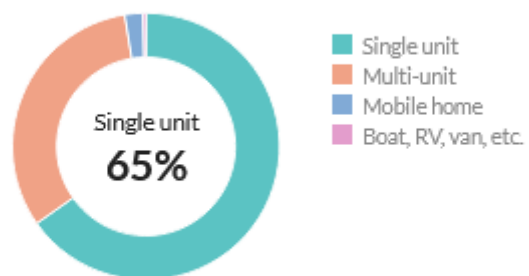
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Ownership of occupied units



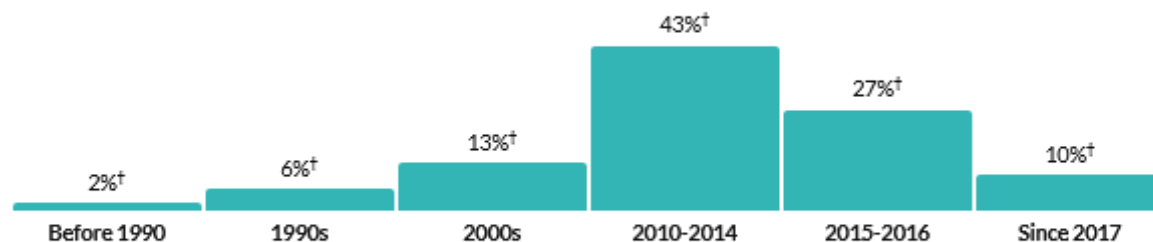
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Types of structure



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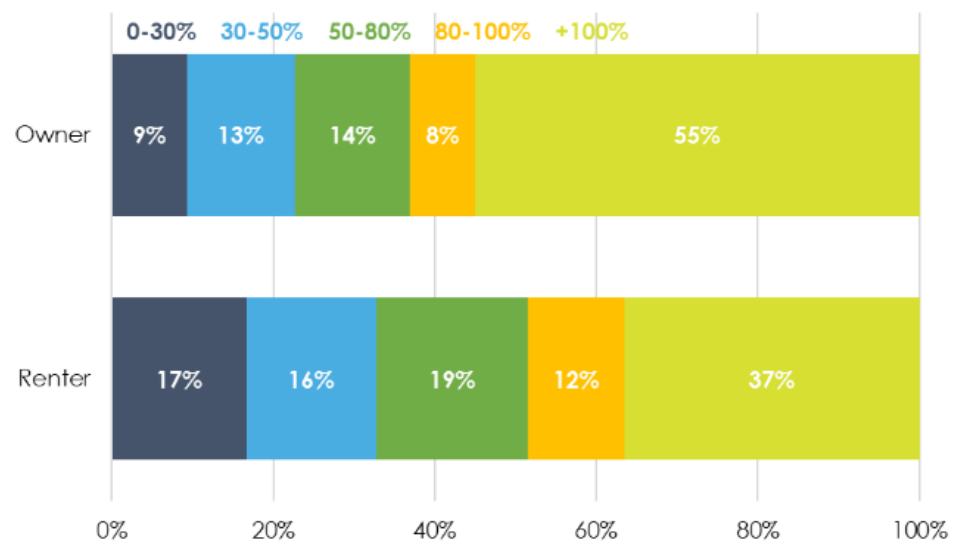
Year moved in, by percentage of population



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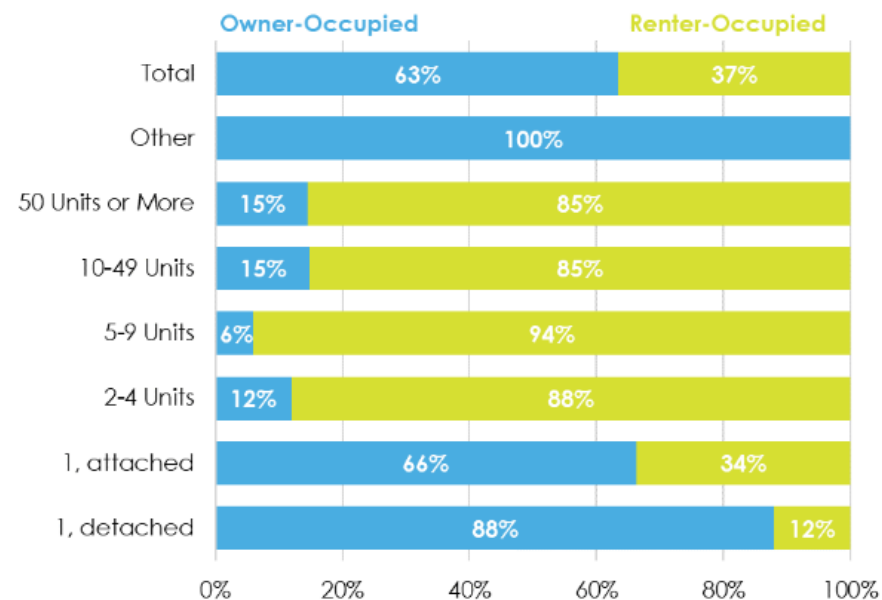
Gig Harbor Renters

Exhibit 20. Percentage of Households by AMI and Tenure, Gig Harbor, 2019



Source: HUD CHAS (based on ACS 2006-2010 and 2016-2019 5-Year estimates); CAI, 2022.

Exhibit 30. Housing Types by Tenure, Gig Harbor, 2021



Source: American Community Survey, 2021; CAI, 2022.

Note: Other includes boats, RVs, vans, and mobile homes.

2025 Legislation

HB 1217 || SB 5222

Summary of Bill:

- **Rent Increase Cap:** limits annual rent increases for most residential tenancies to 7% plus inflation, or 10%, whichever is lower. It also limits rent increases for manufactured/mobile homes to 5%. The law aims to stabilize housing costs and prevent drastic rent hikes for existing tenants, while also allowing landlords to adjust rent for new tenants and after vacancies.
 - Beginning June 1, 2025, and annually thereafter, the department of commerce will calculate the maximum annual rent increase percentage allowed for the following calendar year and publish the information on their website and in a press release.
- **Rental Parity:** The bill requires landlords to maintain rental parity between lease types for a specific unit. This means landlords cannot charge more than a 5% difference in rent based on lease duration (e.g., month-to-month vs. longer fixed-term).
- **Notice Requirements:** Landlords are required to provide a 90-day notice for rent increases.
- **Enforcement:** The Attorney General's office is responsible for enforcing the law, and tenants can also take action to protect their rights

9/4/20XX



Potential Landlord-Tenant Protections in Gig Harbor



Notice of Increase Timelines

-
- HB 1217 increased notice from 60 days to 90 days.

Landlord Registry

Previously Discussed...

- All rental property owners in the City of Gig Harbor would be required to register their rental property with the city. + ●
- The properties would be inspected and required to pass City of Gig Harbor's rental inspection protocols ○
 - Property owners would have the option to use a City of Gig Harbor inspector or a qualified private inspector
- Fees may apply (application/admin costs)

Updated Information...

- Cities who have found most success in their landlord registry programs equate their commitment to the enforcement side of the program.
 - Dedicating a great deal of resources to the program
 - Motivated by high rate of uninhabitable or dilapidated properties being used for rentals.

A row of white paper houses with one blue house in the foreground. The houses are arranged in a line, receding into the background. The blue house is in the foreground, slightly to the right of the center. The background is a light gray gradient.

Council Discussion