

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, October 23, 2025 - 4:00 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. Community Diversity and Engagement Committee – Community Survey Data Presentation

Suggested Motion: N/A

- a. Staff Report: Housing, Health, and Human Services Program
Manager Shealynn Smiley, MSW
- b. Clarifying Questions
- c. Public Comment
- d. Council Deliberation and Action

2. Landlord-Tenant Protection Updates

Suggested Motion: N/A

- a. Staff Report: Housing, Health, and Human Services Program
Manager Shealynn Smiley, MSW
- b. Clarifying Questions
- c. Public Comment
- d. Council Deliberation and Action

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PUBLIC COMMENT & DECORUM

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The city council wants to hear from the public as much as possible. However, the business of the city must proceed in an orderly, timely manner. The primary purpose of council meetings is to conduct the city's business so we have created a variety of ways the community can make their voices heard. Monday city council meetings are just one opportunity. These guidelines are designed to make sure every person who wants to be heard has both the opportunity to be heard and feels welcome to do so.

We receive comments three ways:

- 1. During council meetings

2. During council study sessions.
3. Email mayorandcouncil@gigharborwa.gov at any time about any issue. This email goes to the elected officials and leadership at the city.

Public Comment at City Council Study Sessions

We welcome comment at Council study sessions following the staff report and clarifying questions of each discussion item. Comments must be related to the discussion item at hand.

When the mayor calls for public comment, please come forward to the table (or raise your hand on Zoom). When it's your turn, we'll ask you to tell us your name and connection to the issue you want to discuss. You'll then have a maximum of two minutes to speak.

Unfortunately, this isn't a time for dialogue, but a staff person or councilmember may be available to talk with you at a break or after the meeting.

Additional guidelines

- Anyone making "out of order" comments may be subject to removal from the meeting.
- Please address your remarks to the city council as a body and not to any specific individual.
- Please be courteous and not engage in derogatory remarks or insinuations.
- No demonstrations, including clapping, are allowed.

Email

You are welcome to email the mayor and councilmembers about any issue facing the city by writing to the address above. Do remember that council sets the policy direction while city departments execute those decisions. A series of online reporting tools might help you resolve an issue more quickly so check them out too: <https://www.gigharborwa.gov/146/Submit>

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: October 23, 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 presented the data collected at the August 14, 2024 study session. Council requested for the agenda item to return to a future study session due to time constraints. 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

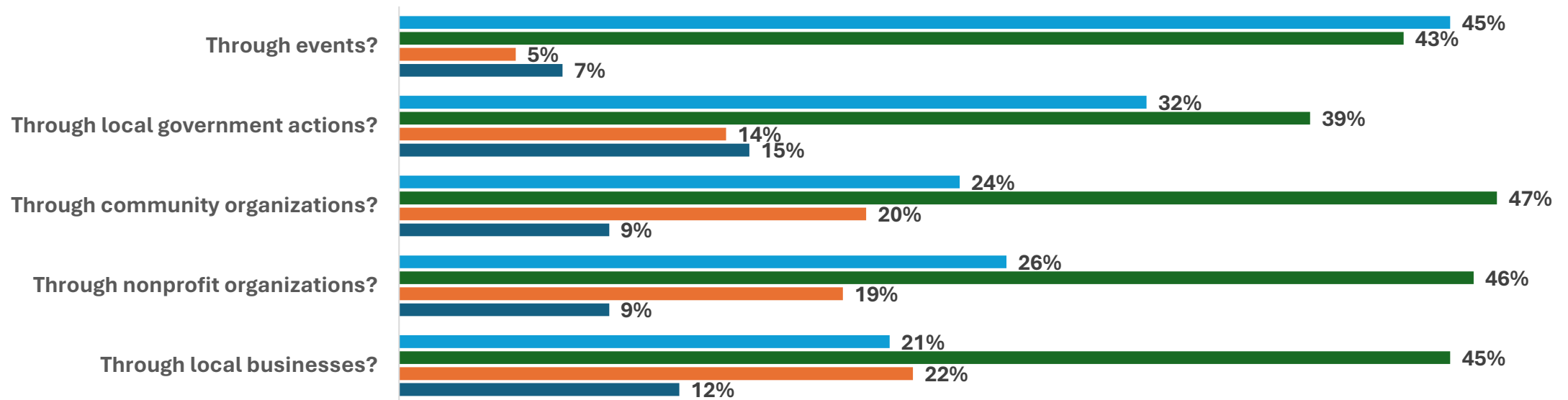
Open- ended Survey Question

- 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)

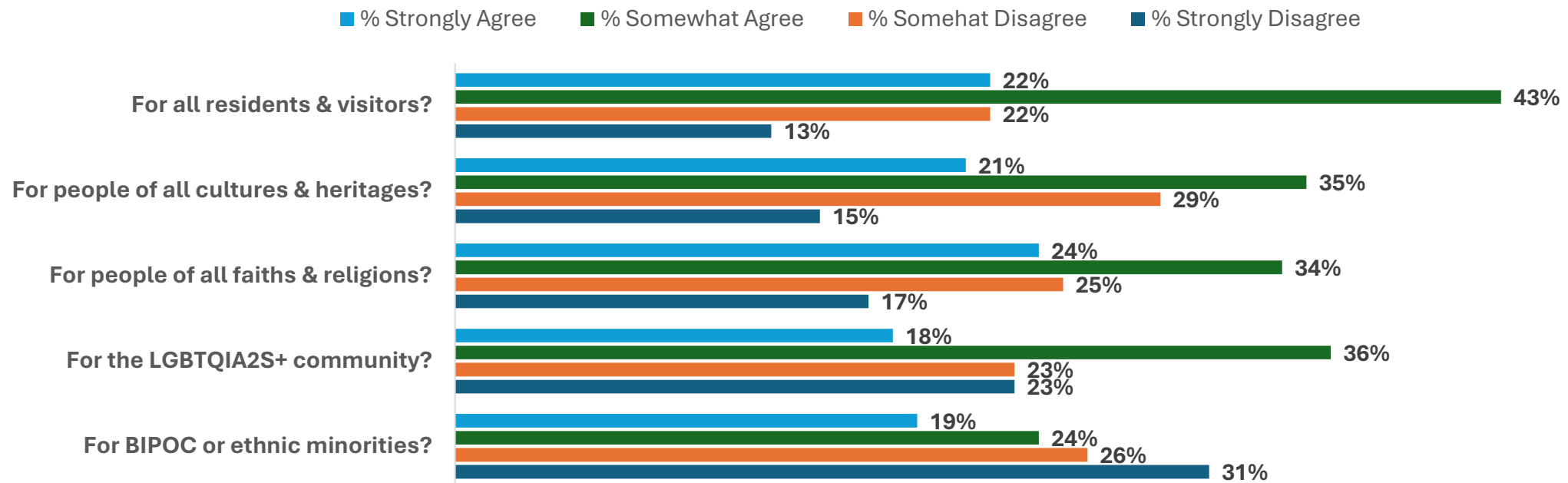
To what extent do you agree or disagree that the community of Gig Harbor is doing enough to create a welcoming city...

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



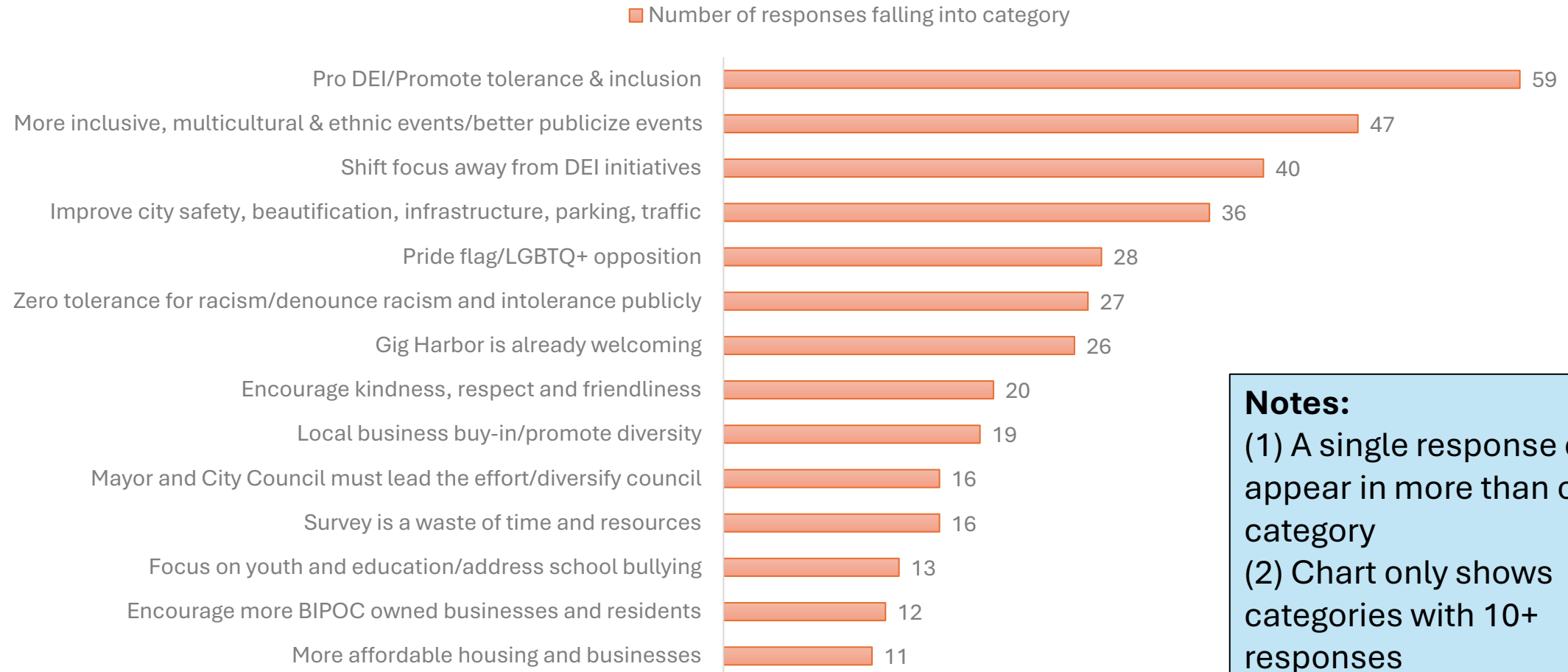
Gig Harbor Community Survey Results (N=342)

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: October 23, 2025

SUBJECT: Landlord-Tenant Protection Updates

SUBMITTED BY: Housing, Health, and Human Services Program Manager Shealynn 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. Landlord-Tenant Study Session

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



Tenant Protection Update

Shea Smiley, H3 Program Manager



Agenda

- Background
- Gig Harbor Renters
- HB1217 Update
- Potential Tenant Protections
- Staff Recommendations
- Council Discussion

Background



- **H3 presented at the study session on December 12, 2024**

- Rental Demographics in city limits
- Pierce County jurisdictions that currently have tenant protection ordinances.
- Landlord protection options available to the City of Gig Harbor.
 - Landlord Registry
 - Notice of Rent Increase Timelines
 - HB1217 – rent stabilization

- **Council Direction**

- Return to a future study session to update City Council on the Legislature's decision on HB1217 as well as any updates on tenant protections (landlord registry, rent increase notification, etc.)
 - Returned to study session on August 14, 2025 but due to time was reset for future study session.

Gig Harbor Renters, at a glance!

Units & Occupancy

5,332

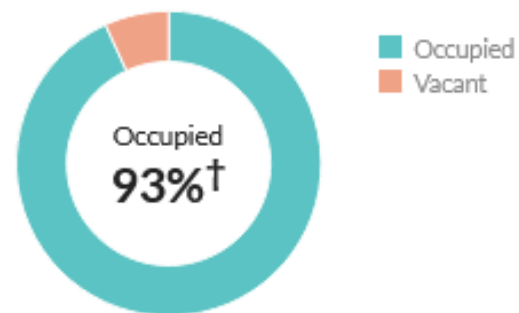
Number of housing units

the Seattle-Tacoma-Bellevue, WA Metro Area:

1,657,075

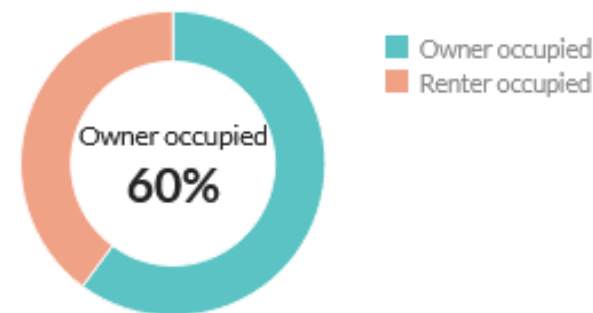
Washington: 3,216,243

Occupied vs. Vacant



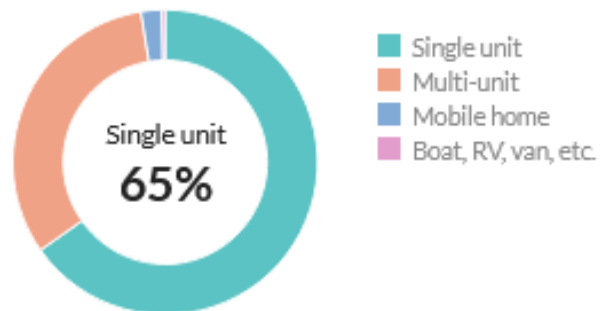
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Ownership of occupied units



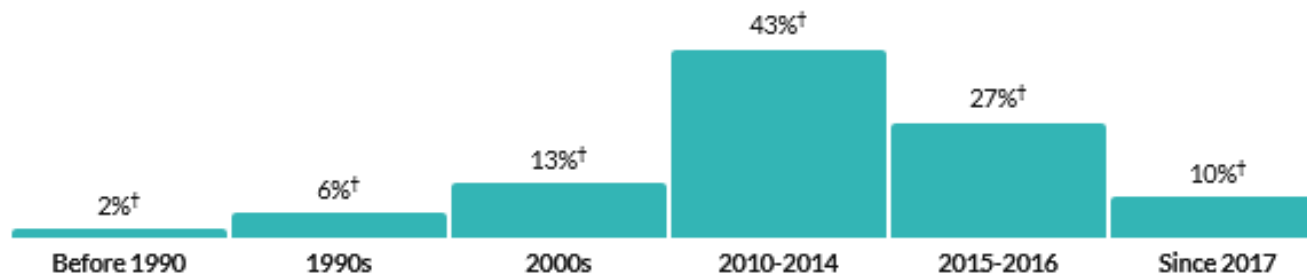
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Types of structure



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Year moved in, by percentage of population

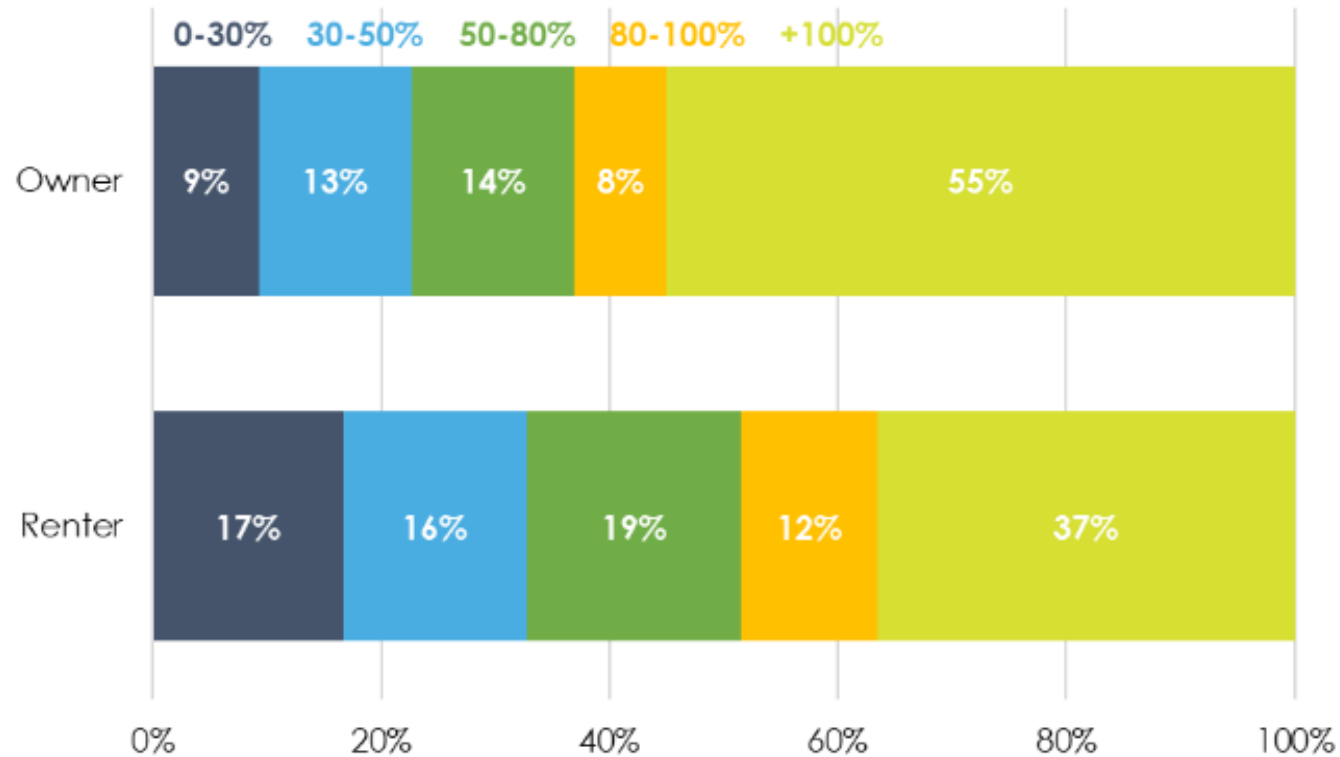


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Gig Harbor Renters, at a glance!

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.

2025 Legislative Update || HB1217

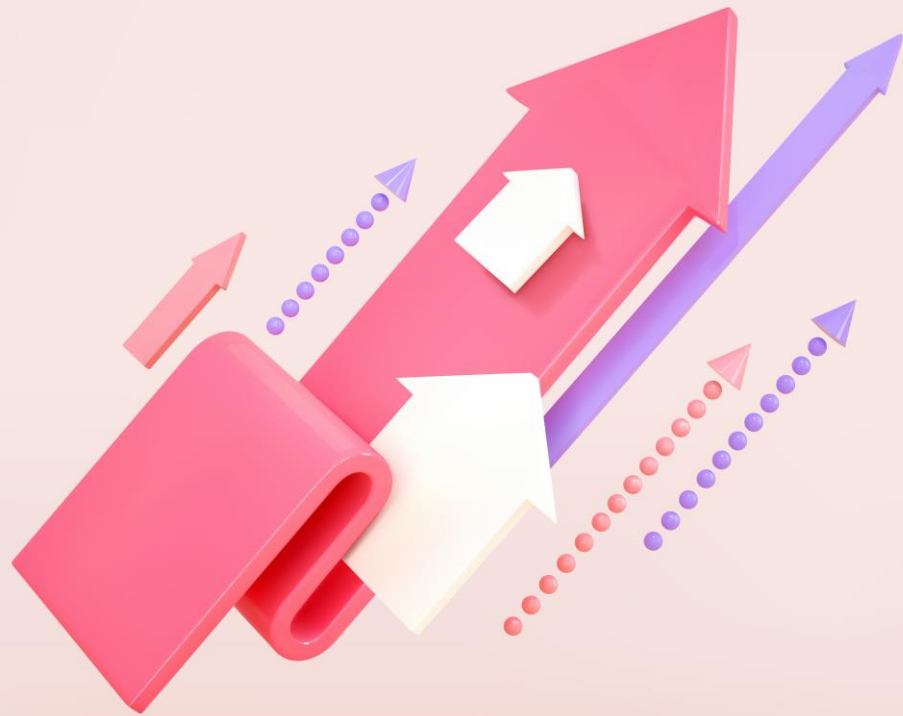
• Rent Increase Cap:

- Limits annual rent increases for most residential tenancies to 7% plus inflation, or 10%, whichever is lower.
 - 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.
 - The maximum annual rent increase percentage allowed through 12/31/2025 is 10.0%.
 - The maximum annual rent increase percentage allowed between 1/1/2026 and 12/31/2026 is 9.683%.
- Limits rent increases for manufactured/mobile homes to 5%.
- Landlords may not increase the rent for any type of tenancy during the first 12 months after the tenancy begins
- **Rental Parity:** 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. (Previously 60 days)
- **Enforcement:** The Attorney General's office is responsible for enforcing the law, and tenants can also take action to protect their rights



Potential Landlord- Tenant Protections in Gig Harbor (previously presented)





Notice of Rental Increase Timeline

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.



Staff Recommendations



Council Discussion & Direction



Questions?

Shea Smiley, MSW

Housing, Health, and Human
Services Program Manager

ssmiley@gigharborwa.gov

