

From: [Aaron Shay](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Renter Protections
Date: Wednesday, June 9, 2021 8:31:23 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Aaron Shay

From: [Brett Waller](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: ORD 2021-0131 Tenant Protections
Date: Wednesday, June 9, 2021 2:00:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Good morning, I provide the following comments related to the tenant protection ordinance considered by the Council.

I represent the Washington Multi-Family Housing Association, a statewide trade association representing more than 275,000 apartment homes across the state of Washington. Thank you for considering the following comments to the proposed ordinance relating to tenant protections.

Initially, significant reforms to the residential landlord tenant relationship have occurred over the prior four years. These include increases in the termination notice required, including enactment of just cause eviction this year, reforms to the unlawful detainer process, including an increase in the notice to pay or vacate and limitations on judgments for late fees, enacting a statewide standard on installment payments and many others.

We believe placing onerous operating restrictions on rental housing providers ultimately results in a more restrictive rental market, including loss of rental housing units. Therefore, we ask that you and the Committee balance these interests when considering any legislation. Simply enacting more regulations does not solve any of our broader societal issues that are causing broad housing instability across the region, state and country.

Please consider the following specific comments related to the proposed ordinance.

Section 5 enacts a county just cause eviction policy. The proposed ordinance should be amended to comport with the recently passed [state just cause eviction law](#). Creating a patchwork of different laws makes it increasingly difficult for residents to understand which law applies where. This is true for both renters and landlords who are simply trying to keep up with the plethora of ongoing changes to the residential landlord-tenant relationship.

Section 7 does two things, (1) limits the broadly defined term move-in costs, and (2) proposes a payment plan for move in costs. First, any limitations to move-in costs need to be specifically defined. What are move-in costs? Does the move-in cost include the tenant screening fee which is often paid prior to signing a lease agreement and often to a third party anyway. Any limitations on a security deposit should be separate and distinct from other costs charged at the initiation of the tenancy.

Second, the State enacted a statewide standard for [installment payments for move-in costs](#) in 2020. This law, requires installment payments equal to 3 consecutive monthly payments, which is inconsistent with State law.

I also note that restrictions on security deposits, especially for small housing providers, restrict access to the rental market and decrease opportunity for housing providers to take a risk on an applicant with negative rental history.

Section 8 limits late fees to 1 percent of the monthly rent. Simply put, this is unreasonable. Already, the

State limits [a judgment for late fees to \\$75](#) and I ask the Council to consider mirroring State law in this respect.

Section 9 effectively implements rent control. An extensive notice requirement such as that proposed on such a limited increase in rent is de facto rental control. In 2019, the rental housing industry proposed and passed an increase in notice requirements for rent increases. In addition to this, rental housing providers have seen significant increases in both property taxes and other operating costs over the past few years. A recent KIRO radio article profiled housing providers experiencing the pain of significant year-over-year tax increases, currently affecting new renters only.

In addition, 91 cents of every dollar of rent pays the operating costs of rental properties; when those costs increase, the rent must also increase. Any requirements around notice requirements for a rent increase must be reasonable, and consider the varying price changes that occur for operating costs associated with providing rental housing.

Section 10 creates administrative retaliation / prohibited acts section. The RLTA already includes [retaliation provisions](#) and any local ordinance should mirror those state provisions, expanded to include administrative enforcement only.

Section 11 codifies the pre-existing requirement that acceptance of rent disqualifies any prior enforcement actions under the RLTA. However, codifying this section simply disincentivizes acceptance of partial rental payments, and it should be removed.

Section 12 prohibits rent increase where there is a defective condition. This provision already exists in the city of Seattle and language in any King County ordinance should mirror that language.

Section 13 permits a tenant to adjust the payment rental date. This provision is also [included in State law](#) and is used for the very limited purpose of tenants who rely exclusively on SSI or SSDI that arrives on the 3rd of the month, after rent becomes due. The State law requires the rental payment to be made by the 7th of the month, which the proposal does not require. This provision should comport with the State law.

Section 15. This section appears to prohibit late fees until after the tenant fails to comply with 14-day notice. This is a violation of contract law and disincentivizes tenants to pay their rent on time per the terms of the contract. Additionally, State law explicitly permits late fees to accrue any time after the rent becomes due.

For reference, I've attached a sample 14-day notice, amended with additions from the 2021 legislative session. Additional verbiage is not useful in conveying the same message that is repeated throughout the document already.

Section 16 prohibits requesting a social security number in tenant screening. This effectively eliminates the use of tenant screening reports, increases risk to the property owner and ultimately decreases access to the rental market. It is already a fair housing violation to require a social security number, but one can still be requested. This law will effectively increase denial of tenants who may otherwise qualify for rental housing.

Section 17 enacts a right to counsel. However, the provision in this bill creates an entitlement for the County to pay the costs of right to counsel. Again in 2021, the State created a right to counsel for all tenants in the State that is funded with State funds. It seems redundant and an unnecessary use of County resources to dedicate funding to an already provided service by the State.

Section 19. We request that we be included in any workgroup created from this legislation.

Thank you for considering these comments to the proposed tenant protections ordinance. We look forward to continuing to work with you and other members of the Metropolitan King County Council on a reasonable approach to address the challenges a lack of housing units is having on residents of King

County.

BW



Brett Waller

Director of Government Affairs

☎ 425.656.9077

★ How are we doing?

🌐 wmfha.org

@ brett@wmfha.org

ADVOCATE. EDUCATE. CELEBRATE.    

From: [Clark Wiegman](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 9:27:12 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Clark Wiegman
Seattle

From: [Cole Liffmann](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 11:15:56 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Cole Liffmann

From: [Estela Ortega](#)
To: [KCC - Committee Assistants \(Email Group\)](#); [Communications, Comments](#)
Subject: Support of Renters Protection Legislation
Date: Wednesday, June 9, 2021 5:39:26 PM
Attachments: [060921 Support of Renters Protection Legislation.pdf](#)

Estimados King County Council Committee Members,

Mil gracias for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. El Centro de la Raza strongly supports this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, both in number of COVID-19 cases and the economic impact, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

El Centro de la Raza continues to raise funds to provide food and emergency assistance to families impacted by the pandemic. To date we have helped over 1,300 families with emergency rental assistance. We know the need is great and we will continue to do all we can to support families threatened with eviction.

Due to immigration status, many families in the immigrant communities we serve have not received unemployment or qualified for stimulus payments. Many of the families we serve include essential workers in the health care industry and the food industry, whose work has helped keep us all cared for and fed during the pandemic.

Mil Gracias for your consideration

Estela Ortega

Executive Director

El Centro de la Raza (The Center for People of all Races)

2524 16th AVE S | *Seattle, WA 98144*

1607 S 341st PL | *Federal Way, WA 98023*

Direct: (206) 957-4613

Executive Assistant: (206) 957-4605

dgvasquez@elcentrodelaraza.org

www.elcentrodelaraza.org

Registering to vote is easy at: [MyVote](#)



A voice and a hub for the Latino community
as we advocate on behalf of our people
and work to achieve social justice.

Programs & Services

With over 13,736 volunteer hours, El Centro de la Raza serves 21,324 individuals and 7,824 families through the following programs and services provided in Seattle and Federal Way:

Basic Healthcare Enrollment
Bebes! Infant Mortality Prevention
Benefits Enrollment Navigation
Bilingual Legal Clinics
Business Opportunity Center
Café con El Centro de la Raza
Centilia Cultural Center
César Chávez Demonstration Garden
Census Outreach
College Readiness
Comadres Monthly Workshops
Commercial and Tenant Space
Community Meeting Space
Community Organizing
Community Service
Crisis Advocacy
Cultural / Political / Social Events
Economic Development
ECR Transitional Housing
El Patio Apartments
Emergency Safety Planning & Sensitive Location Project
Employment Assistance
ESL Classes
Eviction Prevention
Federal Way Open Doors Program
Financial Empowerment
Food Bank
Foreclosure Counseling
Growing and Learning Together
Home Visiting Program
Hope for Youth Cultural Enrichment
Hirabayashi Place
Historical and Educational Presentations
HUD Certified Seminars for First-Time Home Buyers
Immigration / Social Justice / Human / Civil Rights Advocacy
José Martí Child Development Center
Labor Standards Outreach & Education
Local, State, National & International Coalition Building
Lending Circles
Luis Alfonso Velásquez Flores After School Program
Marijuana Youth Prevention & Education
ParentChild+ Program
Plaza Roberto Maestas
Plaza Roberto Maestas After School Program
Santos Rodriguez Memorial Park
Seattle Youth Violence Prevention
Senior Nutrition & Wellness Program
Smoking Cessation & Policy Work
Summer Learning
Tax Preparation and ITIN Renewal Site
Unidos @ Work
Unidos in Finance
Veterans' Outreach Services
Volunteerism & Community Service Site
Voter Registration

June 9, 2021

Estimados King County Council Committee Members,

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Mil Gracias for your consideration.

Estela Ortega
Executive Director

From: [Ella Merrill](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 11:17:00 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Thank you so much!
Sincerely,
Ella Merrill

From: [Jackie Le](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 11:16:49 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Jackie Le

From: [Schwinberg Jean](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 2:45:54 PM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Jean M. Schwinberg
4538 18th Avenue NE, Apt 8D
Seattle, WA 98105-4230

From: [Kat Taylor](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Why we should keep renter protections strong
Date: Wednesday, June 9, 2021 5:13:41 PM

Dear Committee Members,

I moved to Seattle in 2007 and stuck around because of the strong civic pride of its citizens and their interest in making a difference no matter their income level, career choice, or background. I am fortunate to have enjoyed a consistent rental experience for 10+ of the 14 years I've been here. Why? Because my landlord was fantastic. She didn't have to be, she chose to be. Not everyone is as lucky as I am, and thanks to the increasing wealth gap between the owning class and the renting class, landlords are given increasing opportunities to gouge their tenants legally. I'm asking you to do what's right for Seattle's more financially vulnerable (almost always through no fault of their own).

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Kat Taylor

From: [Kate Rubin](#)
To: [KCC - Committee Assistants \(Email Group\)](#); [Communications, Comments](#)
Subject: Renters need your support
Date: Wednesday, June 9, 2021 9:16:34 AM

Members of the CHHS Committee,

I am writing in support of the transformative tenant protections package introduced by Councilmembers Kohl-Welles, Zahilay and Upthegrove. I have lived in King County since I was five years old and have seen how much the region has changed in the past 30 years. Buying a home is already not an option for many people my age (myself included!) and more of us are renting than ever before. It's a struggle to be a renter in King County. We desire and deserve the same level of stability as homeowners, but without strong renter protections, we are regularly displaced. **We need you to stand up for us.**

These common sense measures will protect renters in unincorporated King County against abusive and discriminatory practices and help to create housing stability and prevent homelessness as King County emerges from the COVID-19 pandemic. They will also provide an example for cities around King County to follow. Please pass these protections with urgency and without watering them down.

Thank you for your consideration,

Kate Rubin
Executive Director



she/her/hers

kate@beseattle.com | www.beseattle.com | (206) 487-4060



From: [Lisa Emlen](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Renter protection package
Date: Wednesday, June 9, 2021 8:08:37 AM

Dear Committee Members,

Thank you for considering this package of permanent protections for renters. I strongly support this package, and urge you not to weaken it with amendments designed to benefit landlords who are not prioritizing our common good as a city. In the wake of the pandemic, it is time to protect and strengthen the most vulnerable members of our community.

Sincerely,
Lisa Emlen

From: [Maureen Chomko](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 8:12:34 AM

First, Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and **without weakening it**. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Maureen

Maureen Chomko, RD, DCES
Neighborcare Health
SEIU 1199NW Delegate, Rainier Beach Clinic
c: 484.788.8770

From: [Miles Boudinot](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep Renter Protections Strong!
Date: Wednesday, June 9, 2021 11:15:48 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

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Miles B. Boudinot

From: [Miller Sherling](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 8:33:22 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Miller Sherling, parent, school nurse, and, among other hats I also wear, landlord in King County!

--

The degree of civilization in a society can be judged by entering its prisons.

-Fyodor Dostoevsky

From: [Ruth Hooper](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Protection for renters
Date: Wednesday, June 9, 2021 8:40:16 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Ruth Hooper, MSW, LICSW

206-760-0508
7331 48th Ave S, Seattle 98118

From: sallysoriano.org
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 11:09:38 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Sally Soriano

From: [Scarlett Boudinot](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 11:18:03 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Scarlett Boudinot

From: [Sidonie Wittman](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 11:15:53 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Sidonie Wittman

From: [p.pearson](#)
To: [KCC - Committee Assistants \(Email Group\)](#)
Subject: Keep renter protections strong
Date: Wednesday, June 9, 2021 8:05:25 AM

Dear Committee Members,

Thank you for considering permanent protections for renters, including a strong Just Cause law, capping move-in fees and late fees, and requiring longer notice for significant rent increases. I strongly support this package and ask you to pass it urgently and without weakening it. Low-income communities and communities of color have suffered the most during the pandemic, and now they are at the greatest risk of eviction. Renters need and deserve stronger protections both during recovery from the pandemic and permanently.

Sincerely,

Tia Pearson