

From: [Alex Fay](#)
To: [PED Public Comment](#)
Subject: Supporting Renter Protections
Date: Tuesday, November 29, 2022 9:04:59 AM

[**NOTICE:** This message originated outside of City of SeaTac -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Greetings,

My name is Alex Fay and I'm submitting written comment for the 11/29 SeaTac City Council Economic Development meeting. My comment specifically regards renter protections. As a registered nurse, I understand that increased renter protections can greatly benefit the health and wellness of community members.

Rising rents directly impacts the rate of homelessness, and negatively impacts the health of renters as they may avoid addressing health needs in order to pay rent and face added stressors when facing homelessness. Furthermore, frequent moves can uproot a person's life and disrupt their health by forcing them to either seek out new healthcare providers or travel long distances to see providers they already have a connection with. This can negatively impact their health, especially if they have mental or physical health needs that require more frequent check ins with providers. Stronger permanent renter protections can help prevent homelessness, by giving renters more time to find a new place to live in their community when they can't afford a rent increase, and making it more affordable to move in. Renter protections can also help people to stay in their communities and near services like health care. I hope that the council passes the renter protections being discussed today, as well as supporting other protections such as a 120 day notice for rent increases over 3% and move in fees being capped at one month's rent.

Thank you,
Alex Fay

From: [Guillermo Mogollan](#)
To: [PED Public Comment](#)
Cc: [Mohamed Egal](#); [Jake Simpson](#)
Subject: Public Comment
Date: Tuesday, November 29, 2022 1:48:08 PM

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Good afternoon,

I am a SeaTac resident.

I urge you to pass a Tenant Protections / Community Stability Ordinance that gives local residents the time and financial ability to find nearby housing when faced with large rent increases.

Many of my neighbors in SeaTac are renters and also need housing near their current jobs. The proposed Tenant protections would help local employers keep their employees and reduce long commutes tying up roads and requiring expensive gasoline and time spent commuting. Families would be able to keep their kids in the same school, and continue to live near their neighbors. And for local business owners, it would mean retaining a local base of customers.

Burien has passed such an ordinance that includes many of the recommendations for SeaTac. Please pass these to support our community.

- **Just Cause protections so that all renters regardless of lease type are protected from eviction or lease termination without good reason:** Just Cause protections so that all renters **regardless of lease type** are protected from eviction or lease termination without good reason. Some nearby jurisdictions including Burien have passed ordinances providing just cause protections, so that renters can be evicted or their lease not renewed only for a just cause (eg non-payment of rent, destruction of property, etc). This would close the biggest loophole in the state Just Cause law (which Burien's version closes); the current law doesn't cover most six-month and year-long leases. So the main problem is that a landlord can refuse to renew a lease with no good reason, but this won't actually be recorded anywhere as an eviction. Most tenants will just move out, and there will be no record in the courts or elsewhere.
- **Notice of rent increases: 120 days for increases greater than 3%. 180 days for increases greater than 10%. The notice** (passed in Burien) is essential for renters to have the opportunity to adjust to large rent increases so they can remain in the same community—and hopefully in the same school enrollment area. State law requires only 60 days notice of an increase. If renters can't afford the increase, they generally have three options. They can add another roommate on the couch to share the costs—a short term solution, at best. They can seek a higher-paying job or more hours. Or they can move to more affordable housing. All of these take

time, and aren't always possible. Moving to a less expensive rental isn't easy. Currently, rental vacancies commonly have dozens of applicants. It can take months to get into a less expensive rental, if one can be found. If the renter needs to give 30-60 days notice to their current landlord to move (as is common), then they have even less time. And they need to navigate the timing of their departure with their current landlord so they aren't paying double rent (for both their current and future rental) for this period.

- **No rent increases for uninhabitable units** - this is important to incentive repair of an uninhabitable unit, and to protect the tenant from an increase in an otherwise unliveable unit.
- **A cap on security deposits/move in fees equivalent to one month's rent (in addition to the first month's rent payment), and the right to pay it in installments.** This is necessary because the cost of moving is often beyond the savings renters have. To pay first and last month's rent plus a deposit on a typical one bedroom apartment in SeaTac (\$1,739 <https://www.rentcafe.com/average-rent-market-trends/us/wa/seatac/>) costs \$5,000 to \$6,000.
- **A cap on late fees—such as what you are considering for SeaTac.** Necessary in order to enable renters to have the funds to pay a rent increase or move. Late fees, which are currently unregulated, are sometimes greater than the rent owed.
- **A Social Security number cannot be required to apply for a rental home:** as so many in our community are immigrants without a social security number.
- **Renters on a fixed income, such as Social Security, can adjust their rent due date.**

I urge you to pass these Housing Stability measures. These support our community. We want you to take action now, since the winter is here and housing stability is more important than ever. With workers and their families facing increased costs of food, healthcare and housing, it is important to have these Tenant Protections in place.

Thank you,

Guillermo Mogollan
SeaTac Resident
WFP WA

From: [Kraig Peck](#)
To: [Barbara Mailo](#); [PED Public Comment](#)
Subject: City Council public comment: A landlord perspective on renter protections
Date: Tuesday, November 29, 2022 11:09:08 AM
Attachments: [ARCH Resolution re Community De-stabilization & Tenant Protections 2022-01.pdf](#)

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Re: PUBLIC COMMENT to SeaTac City Council for Tues, Nov 29, 2022

Tenant Protections / Community Stability Ordinance: A landlord perspective

Dear SeaTac City Mayor and Council Members:

I am a small landlord, owning two rental homes. My two rental homes provide me with part of my retirement income.

I urge you to pass a Tenant Protections / Community Stability Ordinance that gives local residents the time and financial ability to find nearby housing when faced with large rent increases.

This would assist local businesses to retain their employees who otherwise may need to move too far to commute to their current jobs. It would assist families to keep their children in the same school, benefiting the entire school community. It would assist local communities of faith and other voluntary organizations in maintaining their membership and relationships. It would assist local businesses in retaining their loyal local customer base. And, as a landlord, I can assure you: It would not reduce the rental income for any company or individual who rents out homes in SeaTac.

Burien has passed such an ordinance, as have Redmond, Kirkland, Kenmore, Seattle, and King County (for unincorporated King County) to varying degrees. **The inter-local coalition of King County cities known as "A Regional Coalition on Housing" (ARCH) recommended in April of this year that local cities pass such an ordinance.** Their recommendation is attached, and I urge you to pass an ordinance that includes, at minimum, its three elements:

- **Notice of rent increases: 120 days for increases greater than 3%. 180 days for increases greater than 10%.** The notice is essential for renters to have the opportunity to adjust to large rent increases so they can remain in the same community—and hopefully in the same school enrollment area. State law requires only 60 days notice of an increase. If renters can't afford the increase, they generally have three options. They can add another roommate on the couch to share the costs—a short term solution, at best. They can seek a

higher-paying job or more hours. Or they can move to more affordable housing.

All of these take time, and aren't always possible. Moving to a less expensive rental isn't easy. Currently, rental vacancies commonly have dozens of applicants. It can take months to get into a less expensive rental, if one can be found. If the renter needs to give 30-60 days notice to their current landlord to move (as is common), then they have even less time. And they need to navigate the timing of their departure with their current landlord so they aren't paying double rent (for both their current and future rental) for this period.

- **A cap on security deposits/move in fees equivalent to one month's rent (in addition to the first month's rent payment), and the right to pay it in installments.** This is necessary because the cost of moving is often beyond the savings renters have. To pay first and last month's rent plus a deposit on a typical one bedroom apartment in SeaTac (\$1,739 <https://www.rentcafe.com/average-rent-market-trends/us/wa/seatac/>) costs \$5,000 to \$6,000. That's for a one bedroom apartment! It takes weeks to get any deposit back from one's current landlord, so one needs to have this in their savings account. Without the resources to move, renters double up with friends or relatives, or find a much cheaper place many miles away. Some become homeless.
- **A cap on late fees—such as what you are considering for SeaTac.** The cap on late fees is necessary in order to enable renters to have the funds to pay a rent increase or move. Late fees, which are currently unregulated, are sometimes greater than the rent owed. Renters who fall behind on their rent do so because of a crisis: bad health; loss of a job or work hours; or even the cost of car repairs. Because they rely on their landlord for a good reference in order to move, few want to pay their rent late. If they do, their chances of getting accepted in another rental, in the current market, are slim. They'll need to move in with friends or relatives, or onto the street.

These tenant protections are a small subset of far more impactful ordinances already passed by Seattle and by King County (for unincorporated areas). They won't, by themselves, provide the stability our schools and communities need, but they're a significant start. In addition, some nearby jurisdictions have passed ordinances providing just cause protections, so that renters can be evicted or their lease not renewed only for a just cause (eg non-payment of rent, destruction of property, etc); the ability of renters to modify their rent due date if they are on a fixed income like Social Security; and a prohibition on landlords requiring a social security number from applicants—as so many in our community are immigrants without a social security number.

These are all necessary reforms that benefit the entire community while not reducing

the income of those in the rental industry. They are not anti-business. They support local businesses, employees, schools , and faith organizations for the reasons stated above.

Please feel free to contact me for any reason.

Kraig Peck
16310 170TH AVE NE
Woodinville, WA 98072

RESOLUTION NO. 2022-01

A RESOLUTION OF THE EXECUTIVE BOARD OF A REGIONAL COALITION FOR HOUSING (ARCH), MAKING RECOMMENDATIONS CONCERNING LOCAL TENANT PROTECTION POLICIES AND LAWS FOR CONSIDERATION BY ARCH MEMBER JURISDICTIONS.

WHEREAS, A Regional Coalition for Housing (ARCH) was created by interlocal agreement to help coordinate the efforts of Eastside cities to provide affordable housing; and

WHEREAS, the ARCH Interlocal Agreement (ILA) establishes a common purpose among ARCH members of acting cooperatively to formulate affordable housing goals and policies; and

WHEREAS, the ARCH ILA establishes an Executive Board with responsibility for providing recommendations to ARCH member jurisdictions regarding local and regional affordable housing policies; and

WHEREAS, recent Census data estimated that 25,870 renter households in ARCH member jurisdictions are cost-burdened, paying more than 30% of income toward housing costs, and 12,550 renter households are severely cost-burdened, paying more than 50% of income toward housing costs; and

WHEREAS, local rental assistance programs are finite and have exhausted or nearly exhausted available resources for renters, and such programs are often limited to tenants who have received eviction notices; and

WHEREAS, residents of affordable rental housing created by ARCH member jurisdictions' policies and programs are subject to annual rent increases, based on changes in the area median income (AMI) as published by the Department of Housing and Urban Development (HUD); and

WHEREAS, such residents will be subject to significant expected rent increases in 2022, which are anticipated to create significant cost burdens, economic displacement and other negative impacts;

NOW, THEREFORE, the ARCH Executive Board resolves as follows:

Section 1. Findings

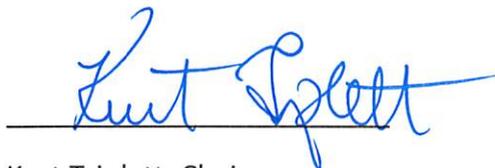
The Executive Board finds that preserving and promoting housing affordability and stability for existing residents living within ARCH member jurisdictions is an immediate and high priority. Further, the Executive Board finds that it is in the shared interests of ARCH member jurisdictions to advance common policies promoting and preserving housing affordability and stability, including policies establishing certain legal protections for tenants, and that such policies are urgently needed to help to mitigate the impact of significant rent increases expected this year and in coming years.

Section 2. Recommendations

The Executive Board recommends that ARCH member jurisdictions consider adopting consistent local measures that at a minimum establish the following tenant protections:

- a. Notice of Rent Increase. Require landlords to provide a minimum of 120 days' written notice of rent increases greater than 3%, and 180 days' notice of rent increases greater than 10%, except in subsidized housing where rent is set based on the income of the tenant.
- b. Limits on Late Fees. Establish a cap on fees for late payment of rent at 1.5% of a tenant's monthly rent.
- c. Limits on Move-In Fees. Establish a cap on move-in fees and security deposits of no more than one month's rent except in subsidized tenancies where rent is set based on the income of the tenant, and allow tenants to pay in installments.

Approved this 14th day of April, 2022.



Kurt Triplett, Chair

From: [Stacey Valenz](#)
To: [PED Public Comment](#)
Subject: Renter Protections need your support
Date: Tuesday, November 29, 2022 12:03:55 PM

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Stacey Valenzuela
Kenmore, WA

For years many tenants have been at the mercy of landlords, or property owners, with little protection.

Hundreds continue to face eviction and 10-100% or more, rent increases as we continue through this pandemic. Many renters are being priced out. They just want to stay in their homes, neighborhoods.

Thankfully cities are adopting ordinances to help- we hope you will consider;

*extending rent increase notices of rent increase , allows tenants more time to find funding or alternative shelter. Because wait lists and limited available affordable housing, 180 day notices for any rent increase at 7% or higher is needed.

* putting \$10 cap on late fees and allowing date due changes based on when fixed income is received-avoids hundreds in late fees that only cause renter/tenant to fall further behind

* limiting deposit required to one month rent allows more tenants to qualify for shelter.

* adding just cause evictions- protect against landlords or property owners evictions to seamen higher rents from a new tenant

Many on fixed income, our seniors, veterans, disabled, low income wage earners are having trouble with increased inflation and cost of living. Others cannot work due to closed businesses, or lack of childcare.

The need for renter/tenant protections is evident. We need to help before more are forced to become homeless.

Thank you for consideration,

Stacey Valenzuela