

SURVEY RESPONDENT PROFILES

This section provides overview of *who* responded. Stakeholder responses to specific policy options shown in separate section below.

Renters

Situational Awareness

- 193 (vast majority of +/-200 respondents) reside in Olympia
- 96% of respondents are renters
- Largest percentage (41%) live on westside
- Largest percentage work downtown (49%)
- Self-identify as female (54%), male (23%) and non-binary (13%)
- Majority of respondents born between 1970-1999 (77%)
- 79% of respondents identify as white, vs 21% for all other races combined
- 79% indicated interest in participating in a housing solutions focus group
- 33% consider themselves a person with a disability

Housing and Income

- 61% live in multi-family housing; 31% in a single-family home
- 50% pay 30-50% of monthly household income for rent (not including utilities)
 - 30% pay more than 50% of monthly household income for rent
- 81% say they have been able to pay rent every month over the past year
 - A combined 10% have not been able to pay rent for 10-11 months over the past year
- 80% say it has been a “lot” harder to pay rent this past year compared to prior years
 - 10% say it has been a “little” harder
 - 0% say it has been easier
- 64% of respondents have a single, primary job
 - 14% have multiple jobs
 - 10% receive income assistance
- Household income ranges:
 - \$50-75,000 = 25%
 - \$20-35,000 = 24%
 - Less than \$20,000 = 18%
 - \$35-50,000 = 16%
 - \$75-100,000 = 11%
 - More than \$100,000 = 8%

Renter Advocates/Interested Third Parties

Situational Awareness

- 115 of 131 respondents reside in Olympia (multiple choice selection allowed)
- Advocate location of residence (98 of 131 total responses):
 - Northeast = 36%
 - Westside = 29%
 - Southeast = 28%
 - Capitol/South Capitol = 7%
 - Downtown = 1%
- Advocate living situation:
 - 90% own their housing
 - 7% rent
 - 4% prefer not to say
- Advocate work location (55 responses, 76 skips):
 - Westside = 33%
 - Downtown = 31%
 - Northeast = 15%
 - Capitol/South Capitol = 11%
 - Southeast = 11%
- Gender:
 - Female = 54%
 - Male = 34%
 - Non-binary = 4%
 - Prefer not to say = 8%
- Ages cross the spectrum
- 96% of respondents identify as white, vs 4% for all other races combined
 - 14 respondents answered “prefer not to say”
- 73% indicated interest in participating in a housing solutions focus group
 - Note: only 20 of 131 respondents identify as advocate-first vs interested party
 - Respondents represented a variety of perspectives, including advocates for landlords, advocates for renters, and other interested third parties

Renter Solution Outcome Goals by Vote Total (multiple responses allowed – 131 respondents)

- Keeping people housed = 96
- Getting people housed = 90
- Ensuring safe and health housing = 76
- Finding balanced solutions = 49
- Protecting small landlords = 40
- Other = 15

Landlords

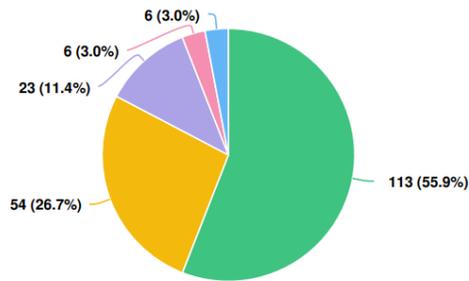
Situational Awareness

- 72 of 107 respondents live in Olympia (67%)
- Self-description (multiple choice allowed):
 - Landlord inside Olympia = 83%
 - Homeowner = 63%
 - Landlord outside Olympia = 36%
 - Interested community member = 21%
 - Property manager inside Olympia = 16%
- 67% of those who live in Olympia reside in Southeast or Northeast
- 76% of those who work in Olympia work in Westside (29%), Downtown (29%) or Northeast (18%)
 - The remaining 24% work in Southeast, or Capitol/South Capitol
- Gender:
 - Female = 43% / Male = 46% / Non-binary = 1% / Prefer not to say = 10%
- Age:
 - About 20% each born in 1950's, 60's, 70's and 80's
 - 12% born in 1940's / Less than 5% born after 1990
- Race:
 - White = 70%/Latinx = 4%/Asian = 4%/American Indian, Alaska Native, Native Hawaiian = 3%
 - Prefer not to say = 21%
- Rental units owned or managed by volume/percentage:
 - 1 = 32%
 - 2 = 14%
 - 3-5 = 29%
 - 6-10 = 9%
 - 11-20 = 4%
 - 21-50 = 8%
 - Over 50 = 4%
- Role rental income plays in landlord income profile:
 - Primary = 22% / Secondary = 65% / Other = 12%
- Percent of renters unable to pay rent, full rent or rent on time over past two years:
 - About the same = 30%
 - Not applicable = 30%
 - A little higher – 23%
 - Much higher = 15%
- 75% indicated interest in participating in a housing solutions focus group

RELATIVE LEVEL OF SUPPORT FOR RENTER SOLUTION POLICY OPTIONS

Policy concept 1: Establish a landlord registry to keep landlords updated on rental rules, codes, policies and resources. This could also include unit inspections to ensure health and safety requirements are met.

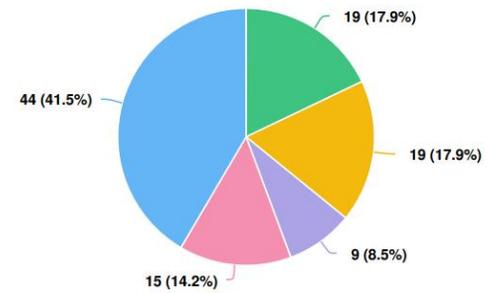
Renter Response



Question options

- Very supportive
- Somewhat supportive
- Neutral
- Not very supportive
- Not at all supportive

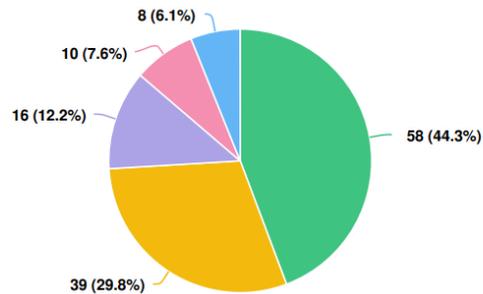
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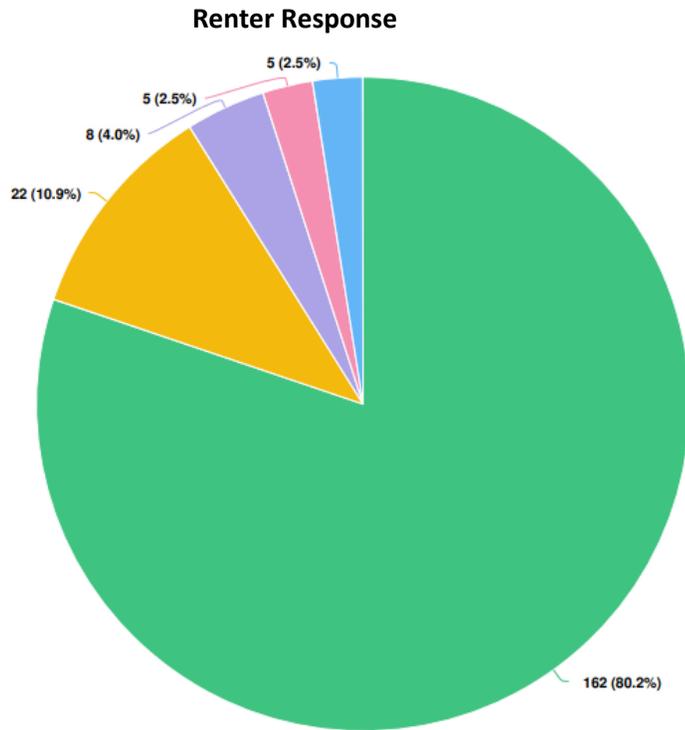
Third Parties response



Question options

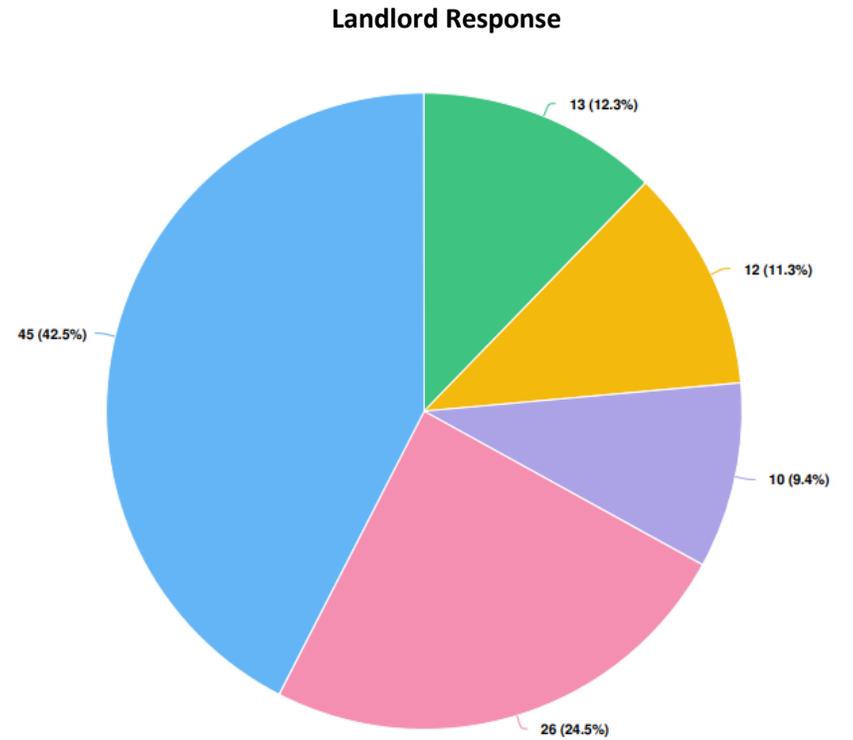
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Policy concept 2: Limit the total amount of deposits collected at move-in and/or the types of move-in fees that can be collected.



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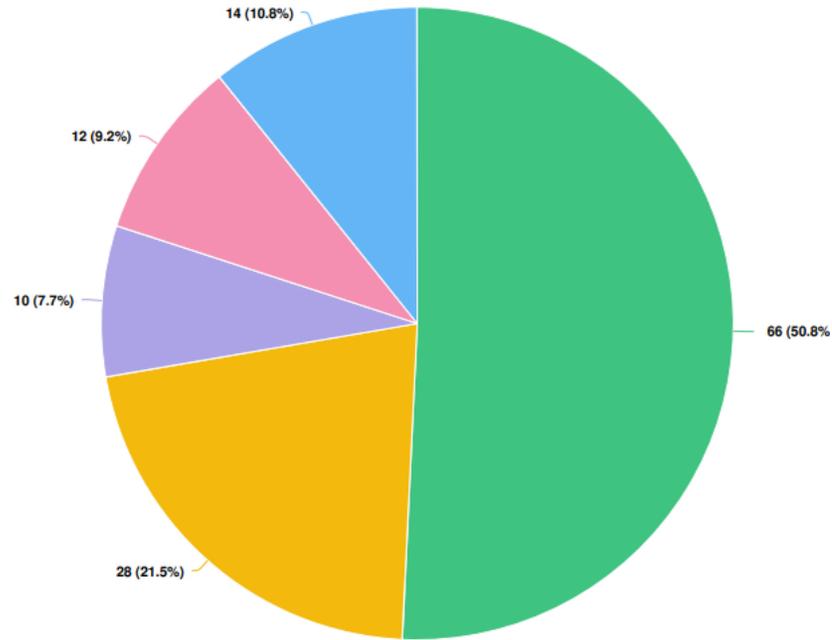


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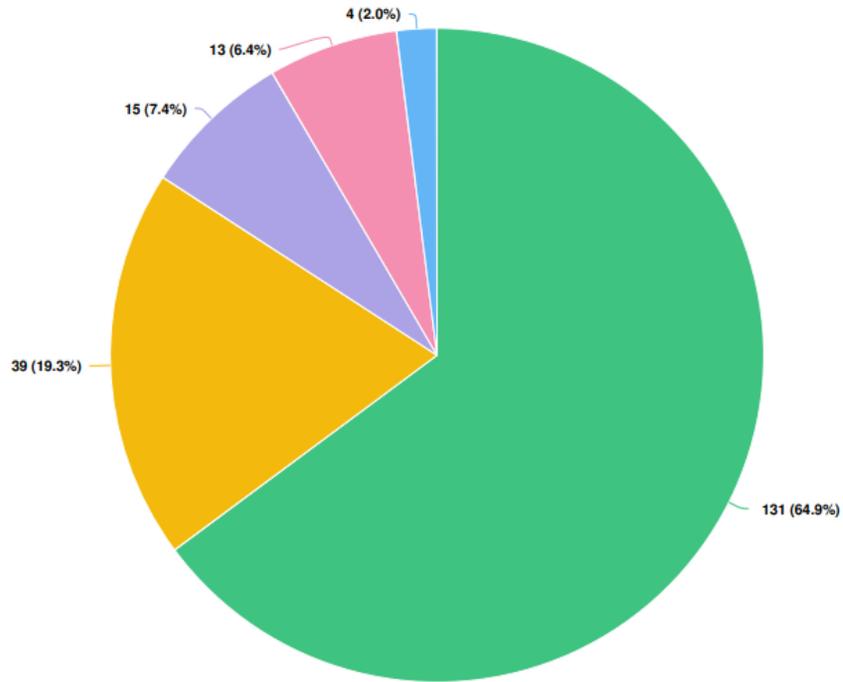


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Policy concept 3: Allow a longer period of time (e.g., longer than 3 months) to make installment payments to offset moving costs (first and last month, security deposit, etc.) that can make access to housing difficult.

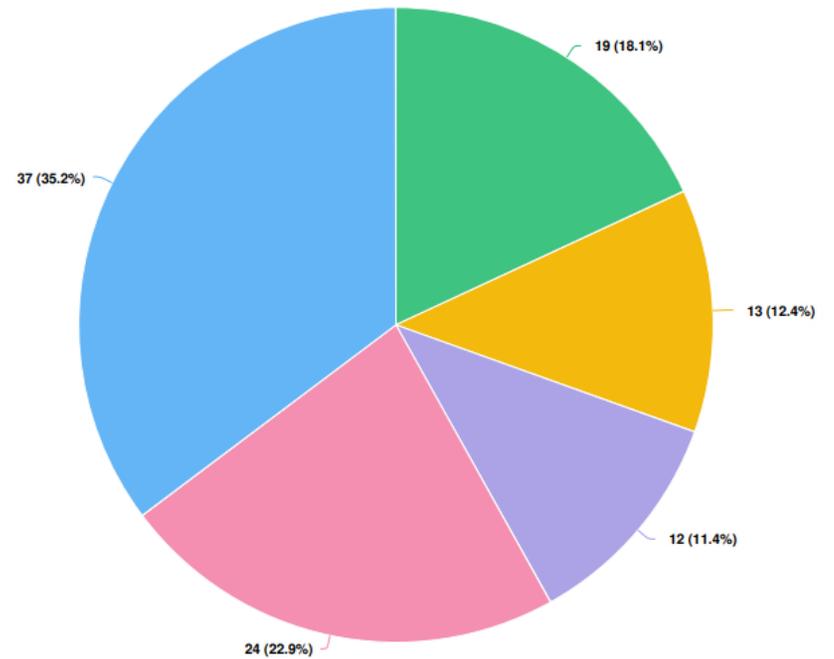
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Landlord response

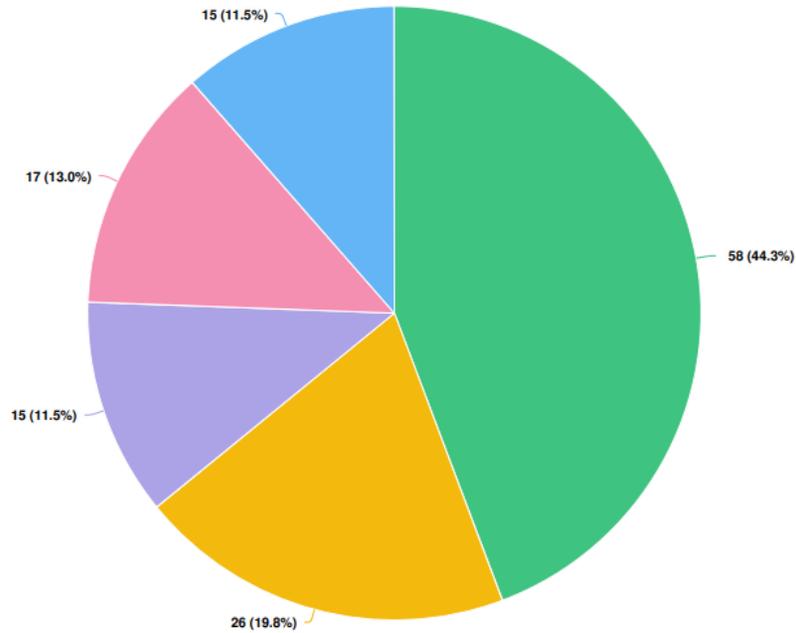


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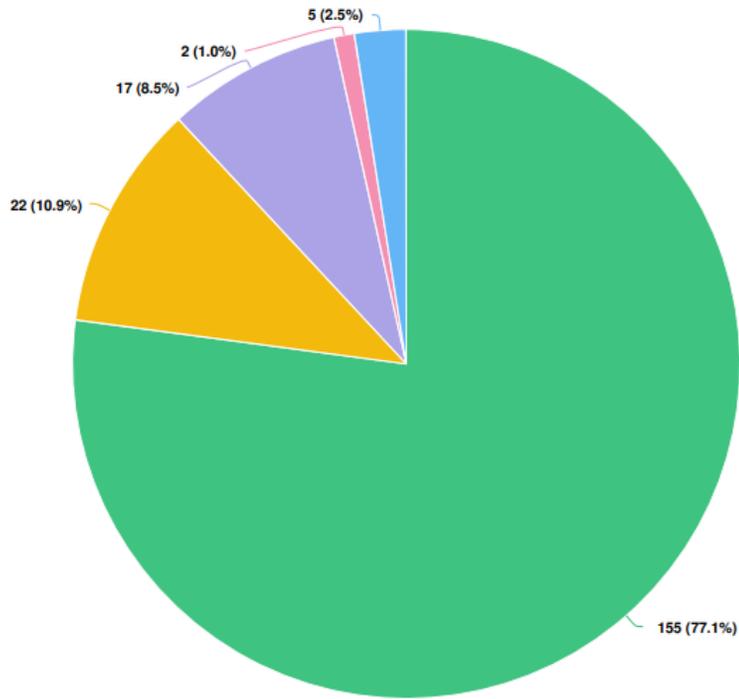


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Policy concept 4: Launch a relocation assistance program to help low-income households transition to new rental housing when forced to move because the property is deemed unsafe, undergoing a substantial remodel, demolition or change of use (e.g., apartments to condominium conversion).

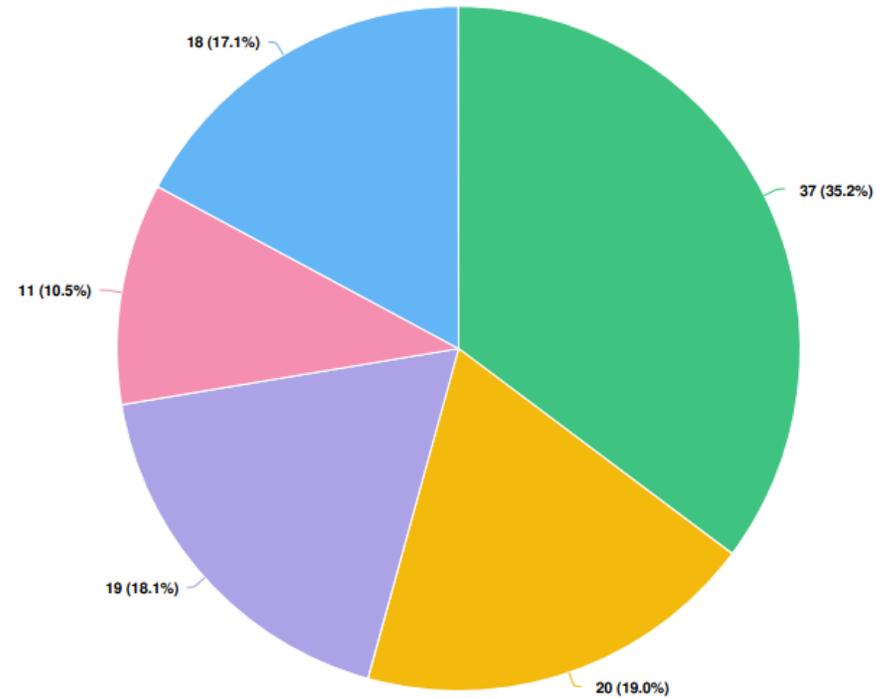
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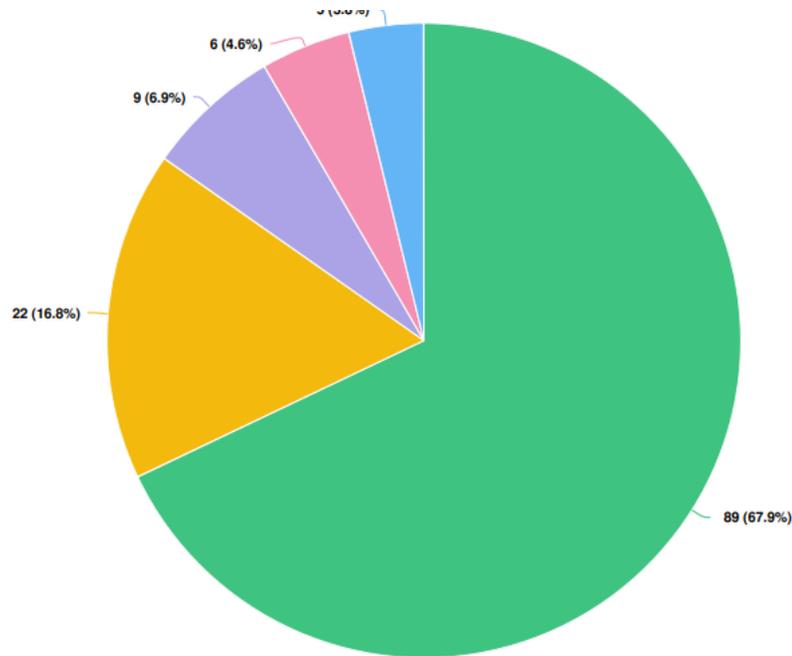


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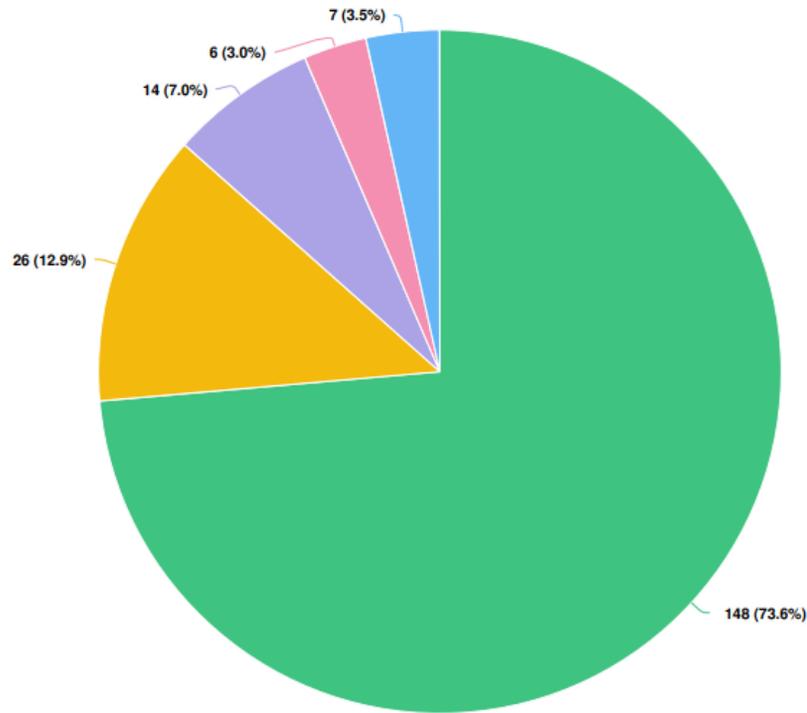


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Policy concept 5: Prohibit certain types of renter screening that may have little to do with whether an applicant would make a good tenant.

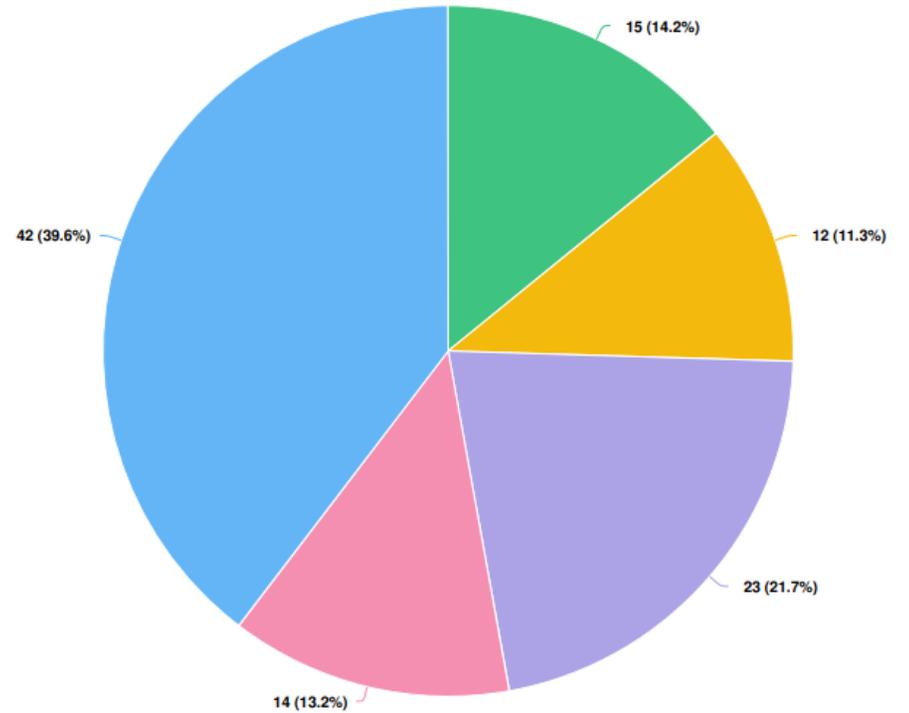
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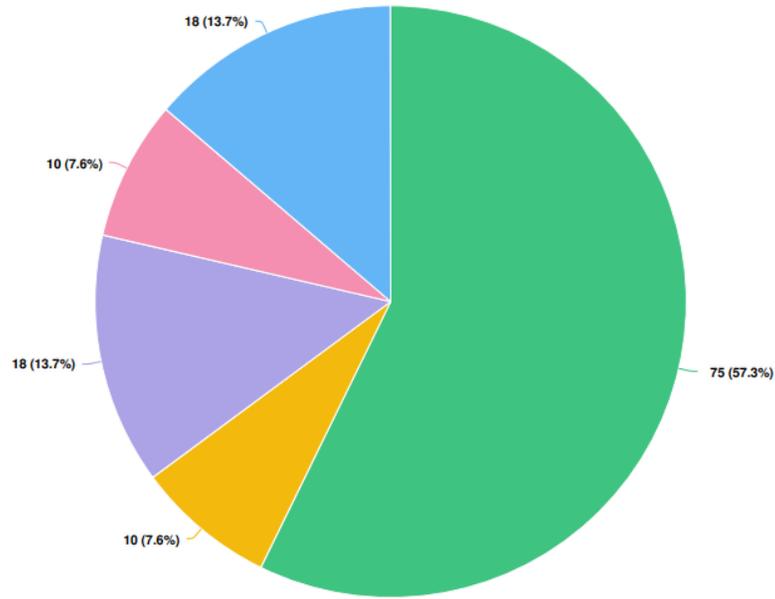


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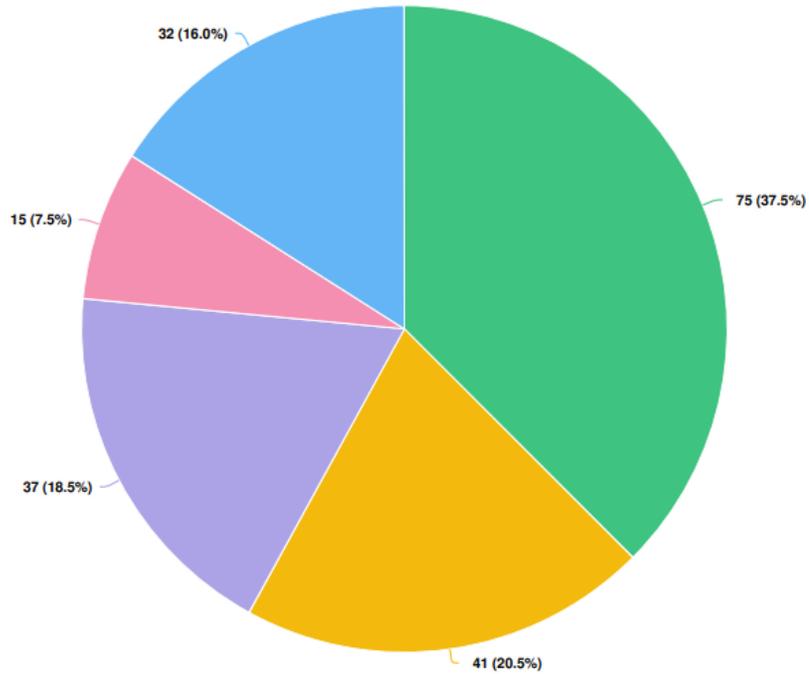


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Policy concept 6: Offer low-interest loans or grants to landlords to help expedite rental housing repairs.

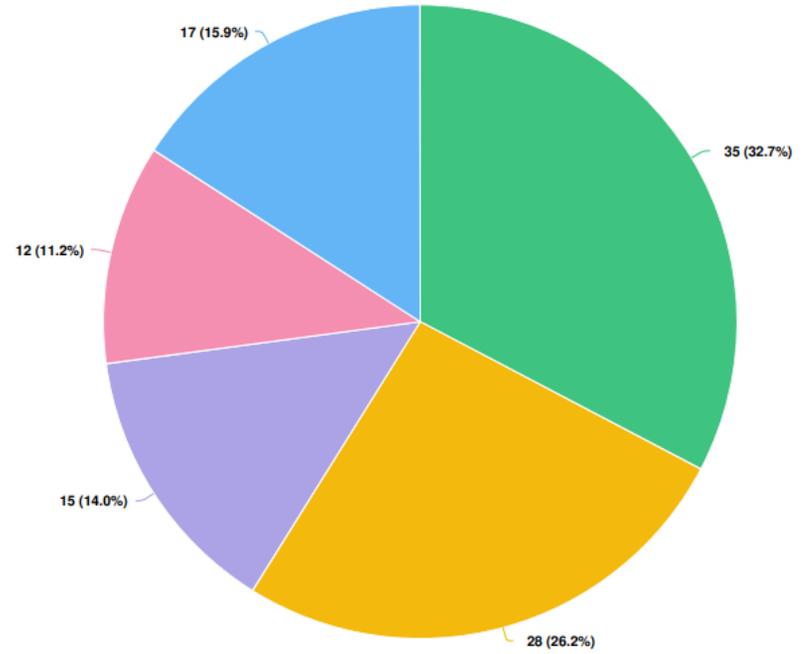
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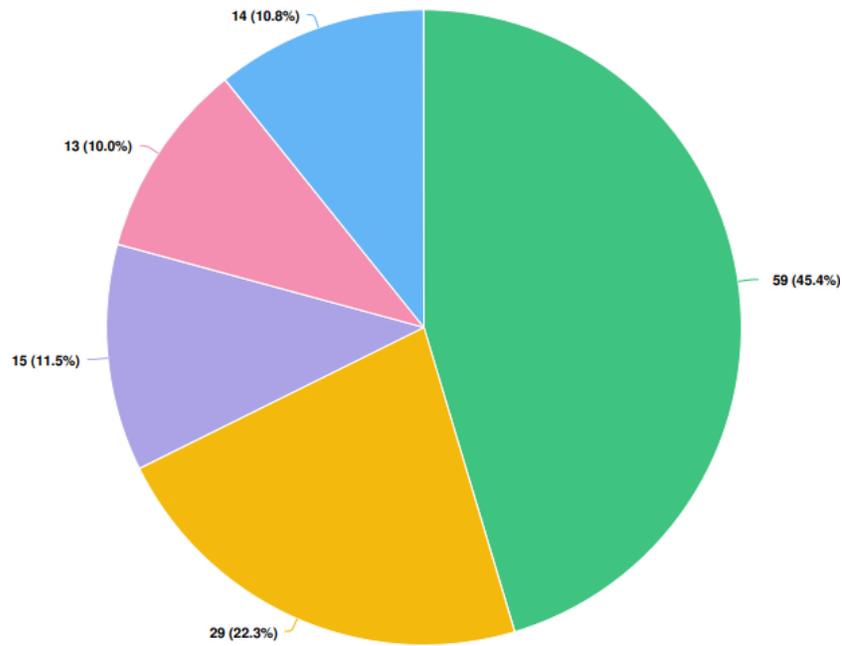


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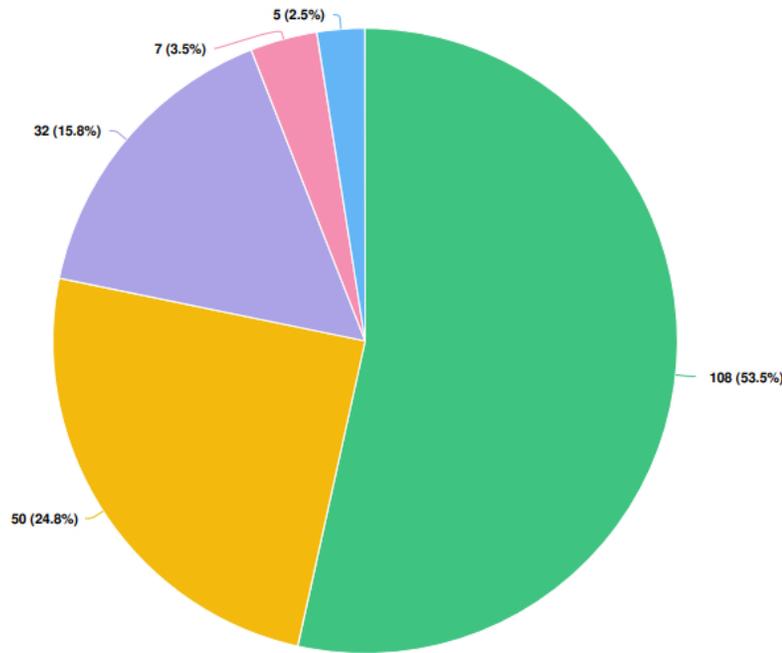


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Policy concept 7: Create a permanent mediation program or landlord-tenant navigator position to help prevent evictions, provide information and referrals, and identify solutions when payment or conflicts arise.

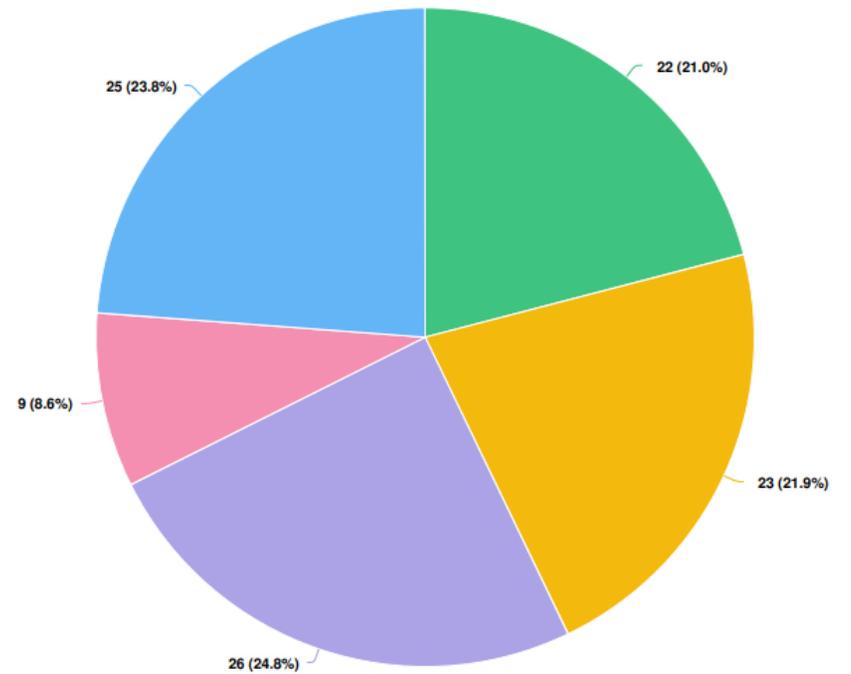
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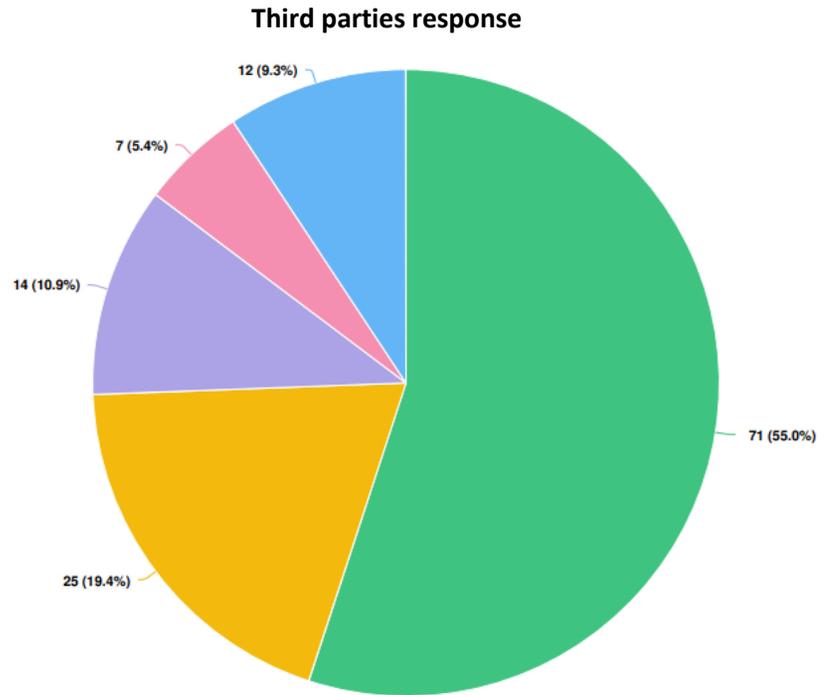
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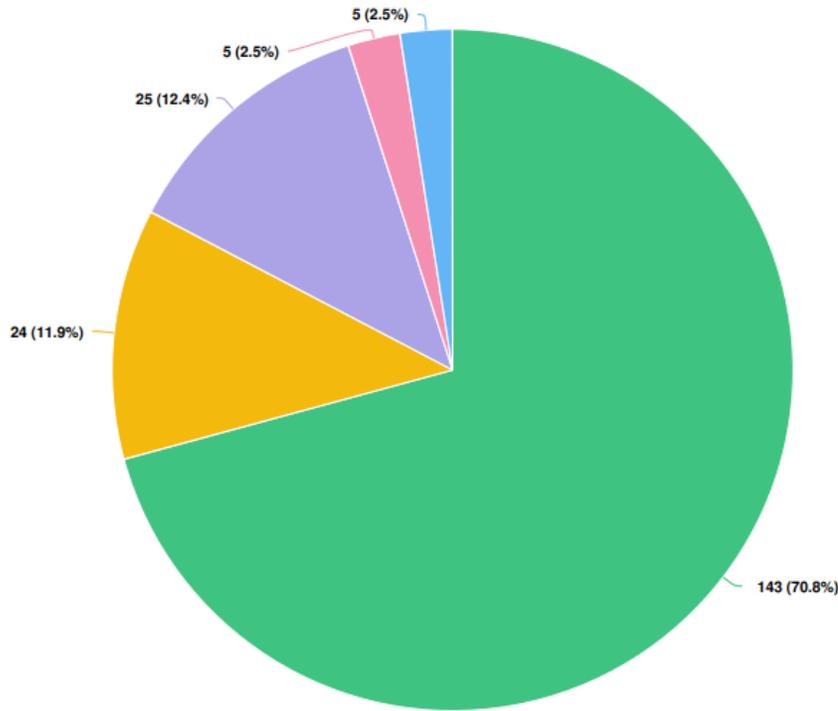


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Policy concept 8: Require landlords to supply or clearly direct renters to renters' rights and responsibilities information (possibly hosted online and managed by the City).

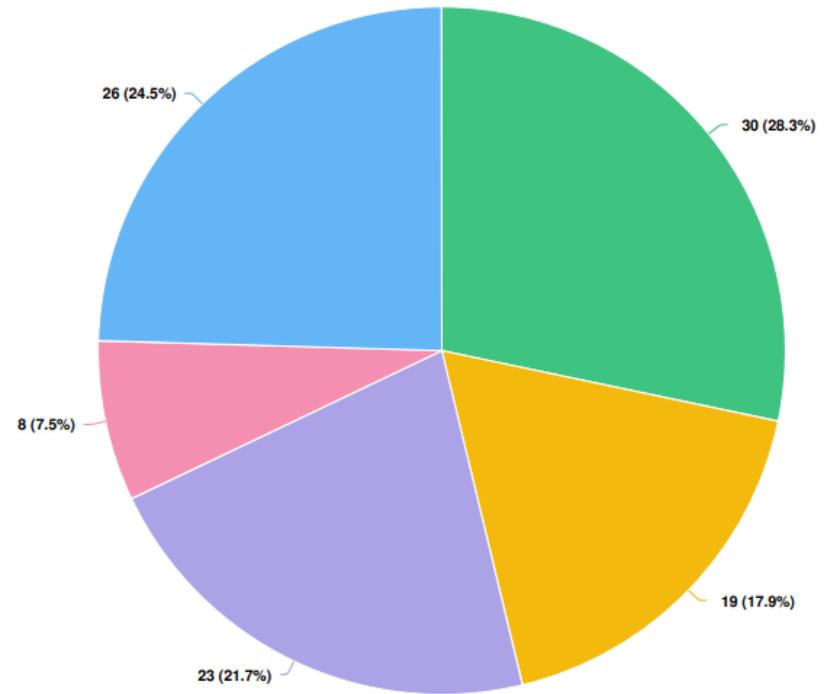
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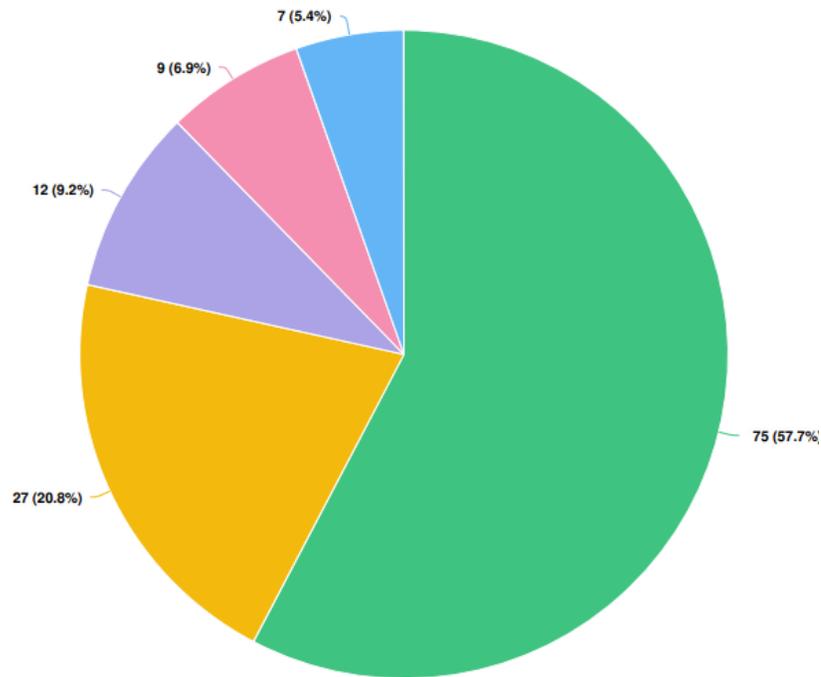


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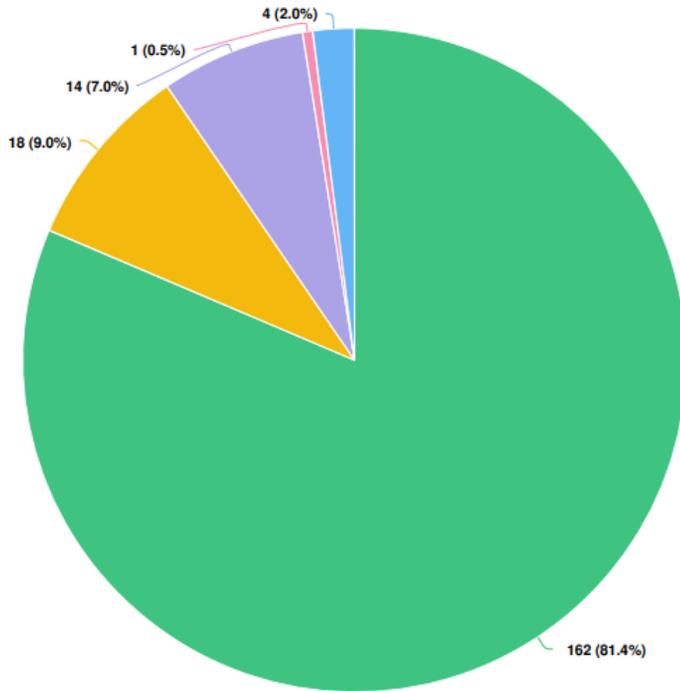


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Policy concept 9: Extend the rent increase notification period to 90 days or longer (60 day notice required now) to allow renters an opportunity to find and save money for new rental housing.

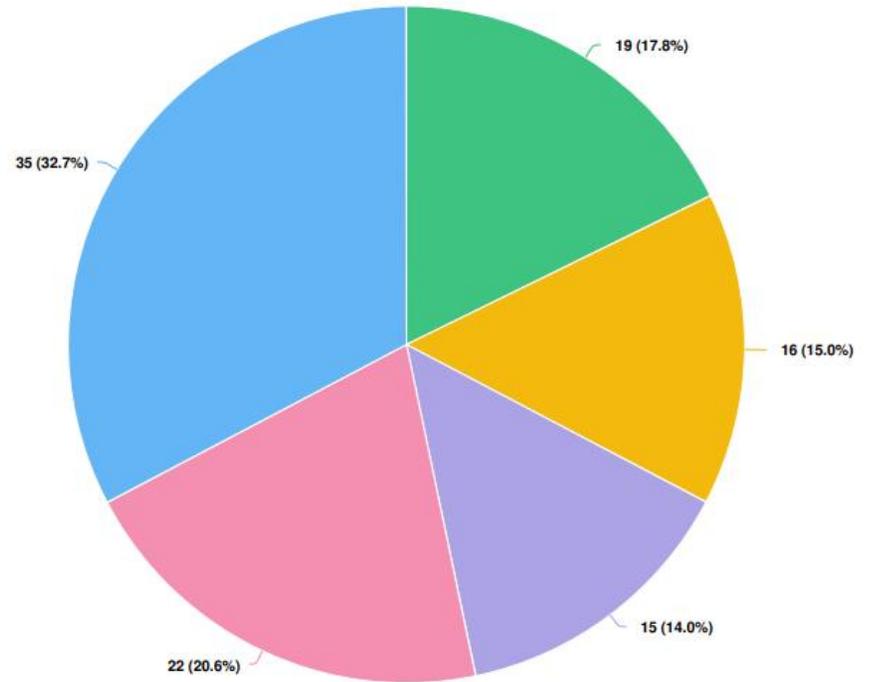
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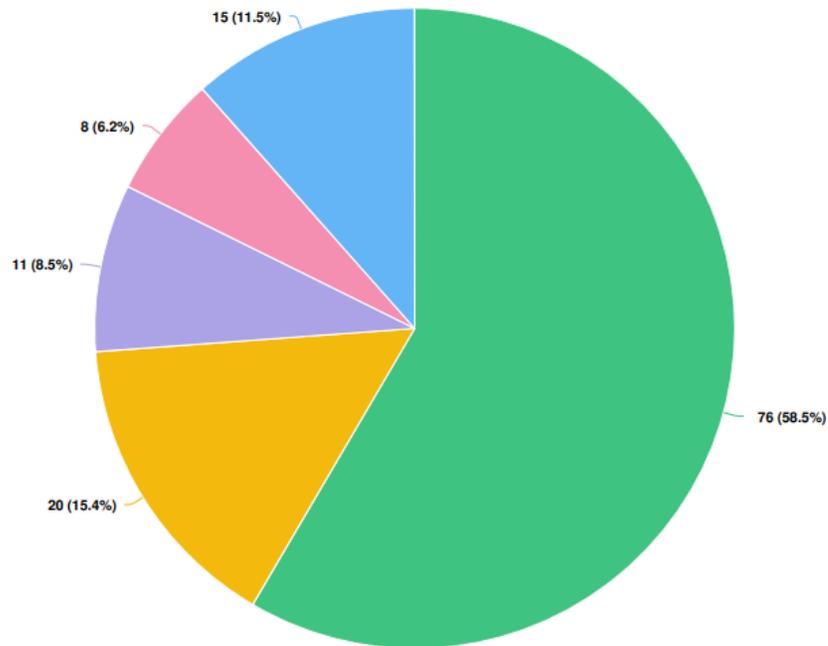


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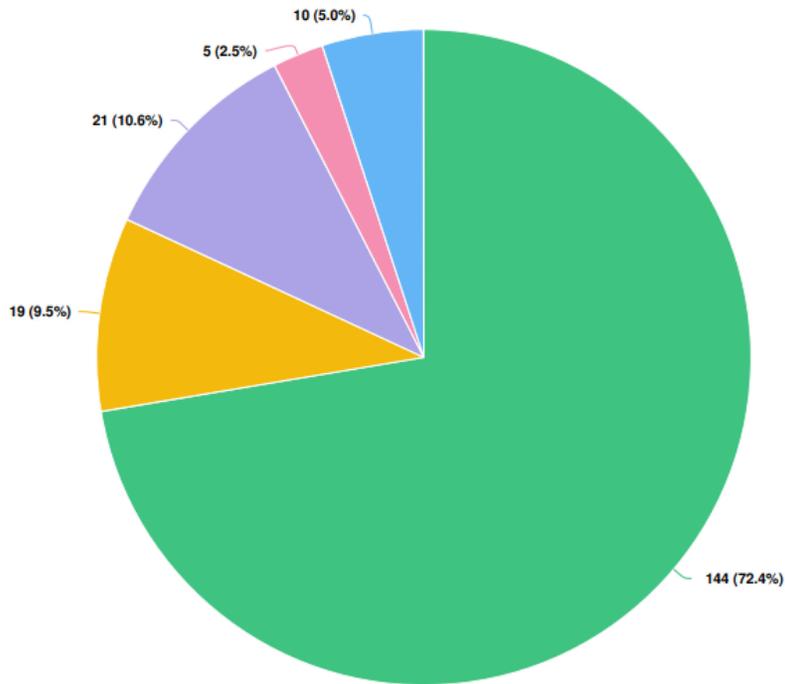


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Policy concept 10: Extend the requirement that landlords must provide a reason as defined by State law to end or refuse to renew any tenancy, without exceptions. Explanation: The State law passed in 2021 allows landlords to end a tenancy for no reason at the end of some 6-12 month lease terms, by providing the tenant with 60 days' written notice.

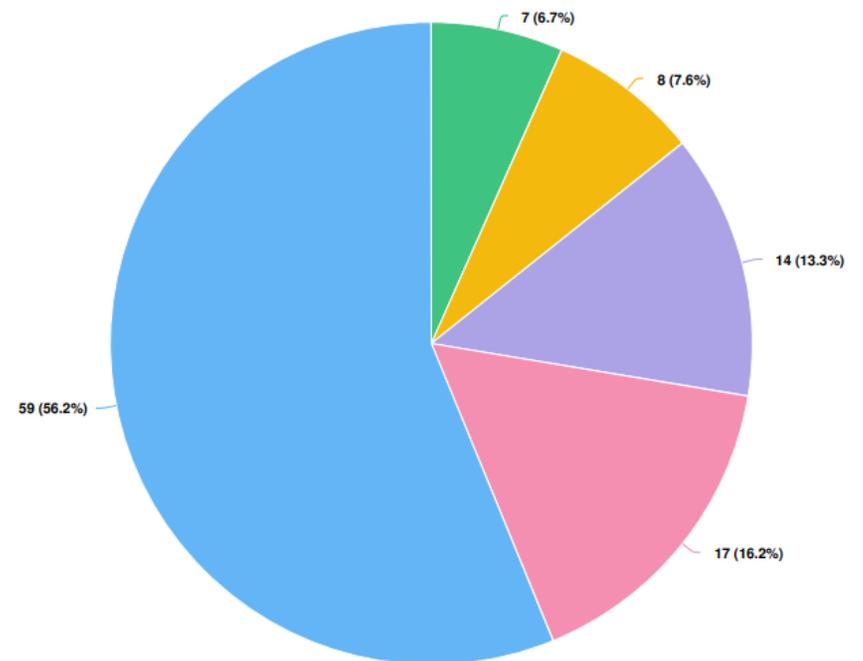
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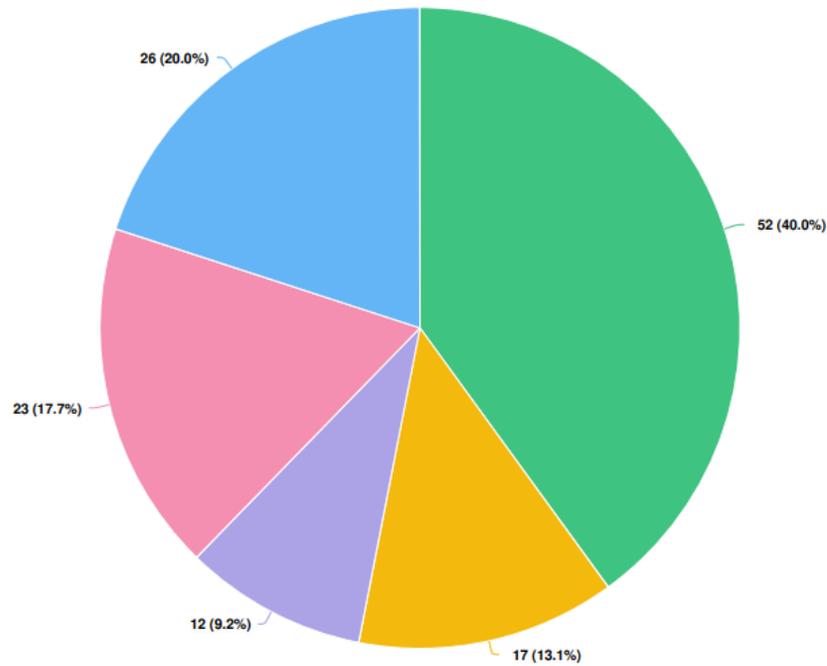


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Please rank the following ten policy options according to how effective they would be in stabilizing rental housing conditions. Rank them from least (1) to most (10) effective. Each number from 1-10 can only be used once.

Renters		Landlords	
OPTIONS	AVG. RANK	OPTIONS	AVG. RANK
Require sharing of renters' rights and responsibilities info	5.21	Limit amount of deposit collected at move-in	4.26
Offer low-interest loans or grants for rental repairs	5.23	Landlords must give a reason for ending any tenancies	4.70
Create a landlord registry	5.24	Limit renter screening	4.78
Extend mediation or retain a landlord-tenant navigator to reduce evictions	5.38	Extend installment payments for move-in costs	4.97
Extend the rent increase notification period	5.44	Extend the rent increase notification period	5.12
Limit renter screening	5.50	Create a landlord registry	5.34
Extend installment payments for move-in costs	5.58	Create a relocation assistance program	5.67
Landlords must give a reason for ending any tenancies	5.61	Extend mediation or retain a landlord-tenant navigator to reduce evictions	5.76
Create a relocation assistance program	5.67	Require sharing of renters' rights and responsibilities info	5.78
Limit amount of deposit collected at move-in	5.74	Offer low-interest loans or grants for rental repairs	6.53

Please rank the following ten policy options according to how effective they would be in stabilizing rental housing conditions. Rank them from least (1) to most (10) effective. Each number from 1-10 can only be used once.

Third parties	OPTIONS	AVG. RANK
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Create a landlord registry	4.99
Extend installment payments for move-in costs	5.13
Require sharing of renters' rights and responsibilities info	5.15
Limit amount of deposit collected at move-in	5.30
Extend the rent increase notification period	5.30
Create a relocation assistance program	5.38
Extend mediation or retain a landlord-tenant navigator to reduce evictions	5.51
Limit renter screening	5.63
Landlords must give a reason for ending any tenancies	5.87
Offer low-interest loans or grants for rental repairs	6.01