

# Survey Responses

19 March 2019 - 25 August 2025

## Landlord survey

# Engage Olympia

Project: Tenant Screening



VISITORS					
543					
CONTRIBUTORS			RESPONSES		
160			160		
160	0	0	160	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Registered

**Responded At:** Jul 18, 2025 11:13:36 am

**Last Seen:** Jul 18, 2025 17:53:09 pm

Q1. Are you a: (select any or all that apply)	Former landlord/property manager in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To better understand the renter's character and ability to manage finances.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	This is for access to personal history.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	You assume financial risk when you rent to someone. Each person deserves to manage the risk they assume. Mom-and-pop landlords have substantial wealth, sometimes accumulated over a lifetime, at risk when they rent their property.
Q9. Is there anything you would change?	Not really. Hard-luck stories are easy to come by. These proposals do not change the stories or solve the problem. In one case the solutions have led to a decision to withhold a property from the rental market.
Q10. What income or employment information is most concerning to you?	People are complicated as their backgrounds can be. A "whole person, whole history" approach is more effective at determining a person's character and trustworthiness. This question reflects a shallow understanding of people.
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	See answer 9, above.
Q13. Is there anything you would change?	not answered

**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

See answer to question #9, above.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

This may be in conflict with federal law.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I will not rent within the city limits.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

These proposals will have many consequences that may be counterproductive and unintended. Forethought seems to be missing, and root causes are not addressed.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 2

**Login:** Registered

**Responded At:** Jul 18, 2025 11:35:57 am

**Last Seen:** Jul 18, 2025 18:07:36 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties outside Olympia <b>Other (please specify)</b> Future Olympia Landlord/Property Manager
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc) <b>Other (please specify)</b> References from previous landlords/property management
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Due diligence
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Due diligence
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	A landlord has the right to ask for any rental requirement they choose as long as it is lawful. Income requirements are not against the law and government should not be or get involved in legal agreements (legal contracts) between landlords and tenants.
Q9. Is there anything you would change?	Reject this policy fully for private landlords. If the city wants to have such policies, the city can open and run housing options and use whatever policies they choose for those that they house in those units.
Q10. What income or employment information is most concerning to you?	not answered
Q11. Rate your level of support for this policy	Do not support

**Q12. Why did you answer this way?**

A landlord has the right to ask for any background check requirement they choose as long as it is lawful. Background checks are not against the law and government should not be or get involved in legal agreements (legal contracts) between landlords and tenants.

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**Q13. Is there anything you would change?**

Reject this policy fully for private landlords. If the city wants to have such policies, the city can open and run housing options and use whatever policies they choose for those that they house in those units.

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

A landlord has the right to ask for any credit check requirement they choose as long as it is lawful. Credit checks are not against the law and government should not be or get involved in legal agreements (legal contracts) between landlords and tenants.

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**Q17. Is there anything you would change?**

Reject this policy fully for private landlords. If the city wants to have such policies, the city can open and run housing options and use whatever policies they choose for those that they house in those units.

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

A landlord has the right to consider any rental history they choose as long as it is lawful. Rental history checks are not against the law and government should not be or get involved in legal agreements (legal contracts) between landlords and tenants.

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**Q21. Is there anything you would change?**

Reject this policy fully for private landlords. If the city wants to have such policies, the city can open and run housing options and use whatever policies they choose for those that they house in those units.

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

A landlord has the right to choose who they rent to as long as it is lawful. If an individual does not have a legal and lawful presence in the U.S., a landlord (the property owner) should not be required to rent to them.

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**Q25. Is there anything you would change?**

Reject this policy fully for private landlords. If the city wants to have such policies, the city can open and run housing options and use whatever policies they choose for those that they house in those units.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would not do business (as a landlord) in the city of Olympia.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

The City of Olympia created the homelessness and lack of housing issues due to their own policies. They need to figure it out and stop placing the burden onto private property owners (landlords).

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**Respondent No:** 3

**Login:** Registered

**Responded At:** Jul 18, 2025 12:27:25 pm

**Last Seen:** Jul 18, 2025 19:03:20 pm

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- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
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- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**
- In order to vet and verify the tenant will be able to pay their rent and have had a reliable payment track record. If they don't pay me, I can't pay the mortgage, property taxes, and homeowners insurance; and it will negatively impact my credit record.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**
- Social security number is the easiest way to ensure I am pulling up the correct credit report. If a tenant has a long history at a prior address, that can work as an alternative. But, without either of these, it is too much of a risk to rent to someone. Because, as I said above, if they don't pay their rent, I will be negatively affected.
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- Q7. **Rate your level of support for this policy** Neutral/unsure
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- Q8. **Why did you answer this way?**
- I would need more details. It sounds potentially ok, but again, if they have a good credit history, I would be ok with this because this shows a pattern of responsibility; if their history is not good, then this might make it risky to rent to someone who doesn't have plenty of "extra" income.
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- Q9. **Is there anything you would change?**
- Not sure. Again, need more information.
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- Q10. **What income or employment information is most concerning to you?**
- Moving jobs/getting let go a lot. Not making enough to cover rent. Again, someone can make a ton of money, but have a horrible credit history - thus I wouldn't rent to them as they show a lack of responsibility. Conversely, they can have a lower income level, but great credit, they will be more likely to care about being responsible and paying their rent. When I was young, I made very little money, but I did everything I could to be on time with my bills. I didn't want to negatively impact others by my lack of responsibility; so I made sure to do whatever I had to pay my rent on time.
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- Q11. **Rate your level of support for this policy** Do not support
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**Q12. Why did you answer this way?**

A landlord is "giving permission" for that tenant to live in their property. If that landlord has legitimate concerns, whatever the past crime might be, it should be their prerogative to rent to that person or not. As long as it's not discrimination of some sort, they should be able to decline for whatever reason.

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**Q13. Is there anything you would change?**

Yes. Don't have this rule.

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**Q14. What convictions or types of convictions concern you most?**

Violence, sex, theft, vandalism, etc.

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**Q15. Rate your level of support for this policy** Neutral/unsure

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**Q16. Why did you answer this way?**

Again, need more information. If there is limited or little history, a larger credit deposit should be allowed. Med/education debt, is less concerning. Co-signer is ok.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Collections, bankruptcy, missed/late payments, etc.

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**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

This would show a potential pattern that would be concerning to a landlord. Again, if someone wants to live in a house that I own, I should be able to set the rules/parameters, that I am comfortable with. If it gets too risky as a landlord, I will stop renting it out.

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**Q21. Is there anything you would change?**

Yes, not have this rule.

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**Q22. What rental history information is most concerning to you?**

Being evicted, missed rent, etc.

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**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

Again, it comes down to risk. A landlord should be able to decide what level of perceived risk they feel that potential tenant may have.

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**Q25. Is there anything you would change?**

Yes, don't have this rule.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would 100% sell my rentals.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes, let the market take care of things. I guarantee, all these rules will do is reward poor behavior, raise rents for everyone, and squeeze out the mom and pop landlords (who generally have lower rents and more lenient policies).

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

These are all things that have been tried before and they have ALWAYS failed. These policies will restrict housing supply, remove the mom and pops, and only help the corporate landlords who can manage all the rules.

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**Respondent No:** 4

**Login:** Registered

**Responded At:** Jul 18, 2025 13:50:45 pm

**Last Seen:** Jul 18, 2025 20:07:49 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I want to make sure that a prospective tenant will treat the property with care, be able to consistently pay the rent and associated expenses (utilities) on time, and treat neighbors and me respectfully.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I use an online service to screen renters. I don't directly ask for their SSN, but believe the service does require it.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

I have historically used 3x as my income requirement. However, with rents increasing disproportionately over other expenses, 2.5x seems maybe be adequate. Combined income is fine as long as the tenants show are really going to stay together. If they break up in 6 months, and the income of the one who stays is insufficient, there could be challenges.

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

Consistency - do they keep changing jobs? Are they able to consistently have the income needed to cover rental expenses?

Q11. **Rate your level of support for this policy** Somewhat support

Q12. **Why did you answer this way?**

This seems reasonable. The opportunity to challenge or provide more information gets into process challenges. I recently rented out a home and showed it 7 times in two days. If I disapprove of someone's application, I quickly go on to the next applicant.

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Sex offenders - I am not sure what I can and can't do if that shows up on someone's record. Otherwise, drug use, as that can lead to other issues that relate to ability to pay rent and treat a property gently.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

If someone has no credit history, how do I judge their fiscal responsibility? If someone has large student or medical loans with significant payments, that could affect their ability to pay rental expenses.

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**Q17. Is there anything you would change?**

Could the requirement or income be minus monthly long-term debt payments? This would show that they can cover both the debts and the rent.

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**Q18. What credit history information is most concerning to you?**

Missed payments - would they miss a rent payment?

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

I would definitely not reject someone who had to move because a landlord was moving into or selling a unit. Where there has been some sort of eviction process or legal action between landlord and tenant, I would be concerned about the tenant's behavior - was something settled because that was easier than pursuing other action?

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**Q21. Is there anything you would change?**

I would like the ability to get at least more information from a tenant before having to accept them outright.

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**Q22. What rental history information is most concerning to you?**

Past damage.

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

I fully support these efforts. I am seeking to determine if someone will be a good tenant for my property. It is not my role, nor my expertise, to determine their legal status. Their legal status is not relevant to being a good tenant.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It would make me more concerned about being a landlord. As a landlord, I have a lot of value in the "game" a home. A tenant can do a lot of damage quickly, I need to have tools available to make sure I am protected. Also, the more requirements and limitations on me, the more I need to charge for rent. I have recently sought legal advice on a rental, now have registration costs.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

What is the issue you are trying to address? I see several current problems -- Insufficient housing stock - this will not be resolved by modifying landlord/tenant requirements -- High rental rates - some of the ideas proposed in here would help with that (limiting income requirements), but ultimately will not resolve the underlying supply/demand issues. I need to charge market rate on my rentals because I have market rate costs - purchase costs, maintenance and repairs, insurances, taxes, etc. -- Tenants with past behavior that makes them undesirable to landlords - Tenants that have damaged prior rentals, been unable to pay rent in the past, or engaged in disruptive behavior (e.g., drug activity) cost landlords money. I cannot afford to rent to someone who damages my property (normal wear and tear is expected) or doesn't pay rent. Nor do I want to do business with someone who is engaging in illegal activity. The best indicator I have of these is past behavior. I understand that people do change. I also understand that people say things are in the past and revert to that behavior again. I realize this makes it difficult for some individuals to find housing, but that needs to be a community endeavor, not left to individual landlords.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I am an accidental landlord. I have an ADU on the same property as my home. In addition, I recently purchased a nearby property because I want to grow food on the large lot and am renting out the house on that property. Being a landlord is not my profession. I am not a large corporation. I am not looking to expand and grow my rental business. This is something I've fallen into and has helped me meet financial and other goals. I have considered that if/when my ADU tenant moves out (she's been there 5 years and is likely to stay indefinitely) I may use that apartment as a studio and office for myself if I do not need the rental income. That would, however, remove a housing unit from the market. Bottom line, if being a landlord becomes too restrictive, some landlords will leave the market place, which will only make the housing crisis worse.

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**Respondent No:** 5

**Login:** Registered

**Responded At:** Jul 18, 2025 15:09:46 pm

**Last Seen:** Jul 18, 2025 21:50:24 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Future behavior is based on past history.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Not necessary.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

You can't legislate your way out of a housing crisis with Big Brother tactics.

Q9. **Is there anything you would change?**

I'm extremely disappointed in Olympia's recent laws and policies which penalize small landlords and effectively squeeze them out of the market. I am no longer offering a home I own as a rental. I consolidated and sold. Great job City Council for unintended consequences. You are effectively removing rental inventory from small mom and pop landlords who really care about our renters and community and are turning the reins over to large national corporations. Very limited thinking.

Q10. **What income or employment information is most concerning to you?**

No longer matters due to your recent legislation.

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

Because now it is very difficult to ask a renter to vacate. You have created laws that force landlords to become more particular and careful before renting, or possibly face major losses. Again, unintended consequences..OR MAYBE NOT.

Q13. **Is there anything you would change?**

I would propose and legislate a much more balanced approach keeping in mind the interests of renters/tenants and landlords.

**Q14. What convictions or types of convictions concern you most?**

All of them.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

See my previous answer on how landlords are being forced to become more particular more careful prior to renting due to the inability to have measures in place to address tenant nonpayment and other issues.

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**Q17. Is there anything you would change?**

Everything - more balance and get rid of the ridiculous inspection requirements.

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**Q18. What credit history information is most concerning to you?**

Someone who does not pay their bills on time.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

See my answers above. This is a risk management issue for landlords that the City refuses to recognize. Sad.

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**Q21. Is there anything you would change?**

See my answers above.

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**Q22. What rental history information is most concerning to you?**

See my answers above.

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**Q23. Rate your level of support for this policy**

Neutral/unsure

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**Q24. Why did you answer this way?**

See my answers above.

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**Q25. Is there anything you would change?**

Everything. It is obvious that no City Council member listened to small landlords on these matters.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I've already gotten out. There will be significantly fewer rental homes owned by community members who truly care about this issue.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Listen to small landlords.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Already have. Don't appear interested

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**Respondent No:** 6

**Login:** Registered

**Responded At:** Jul 18, 2025 15:26:43 pm

**Last Seen:** Jul 18, 2025 21:12:11 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I'm always looking for tenants that will be able to afford the rent amount, take care of the property, and be a good neighbor to other tenants.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

In the 27 years I have been managing my properties, I've have never had a tenant not provide a SS number. If confronted with this situation I would have to look into it closer, maybe an ITIN?

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

I typically only require 2.5 times rent and look at combined income. Adding another policy just adds to the confusion of doing business in the city of Olympia for landlords, especially when requirements don't align with the State's Landlord Tenant act.

**Q9. Is there anything you would change?**

Not institute this policy. The constant changing of policy and amount of regulation could potentially discourage the number of rentals (especially small landlords who tend to price rentals below market rates) and ultimately limit the amount of rental properties, with the unintended consequence of limiting supply and raising rents.

**Q10. What income or employment information is most concerning to you?**

Insufficient income is definitely a concern if they can't afford the monthly rent.

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

Similar to previous answer, this would just be more regulation and bureaucracy that provides no value. The stated policy actually aligns pretty well with the way we screen tenants.

**Q13. Is there anything you would change?**

Not institute the policy. I don't believe I get records if no conviction, committed by a minor or sealed records, so not sure if that is trying to fix a problem that doesn't exist.

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**Q14. What convictions or types of convictions concern you most?**

Convictions that would threaten residents safety or damage to our property. If other tenants don't feel safe they will move. I have not had good luck with tenants who previously used drugs, those that I have rented to almost always have relapsed, resulting in evictions or getting them to move. Those in recovery might be better off in a situation with on-site support.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Wording of "insufficient credit history" seems very vague and undefined. Screening company I use does not separate medical or education debt, so unclear how this would be determined. How do you screen the cosigners?

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**Q17. Is there anything you would change?**

Not institute this policy.

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**Q18. What credit history information is most concerning to you?**

Large amounts of unpaid debt. I do not get credit reports, the screening company provides a fitness rating based on criteria I give them and criteria they use.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Evictions are certainly a concern, not sure how to sort out the different scenarios listed above on screening reports. We would certainly want to be able to deny tenants with recent evictions due to non payment or criminal activity.

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**Q21. Is there anything you would change?**

Don't implement policy.

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**Q22. What rental history information is most concerning to you?**

Non payment of rent, late payment, disturbing other tenants, criminal activity, unauthorized tenants, damaging of the unit.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

I have screened hundreds of applicants and not once had someone without a SSN, if this situation occurred I would be happy with an alternative document and I have never asked about lawful presence in the US.

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**Q25. Is there anything you would change?**

Don't implement policy, just more regulation that would be hard to enforce and have little to no effect.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I think the current way I do business would already align with these policies, however, this just adds another layer of regulation to pay attention to and increases effort on our part, which translates into admittedly a small, but some increased cost to doing business in Olympia.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Not sure how we know this is an issue. There are tenants that pose a greater risk, maybe the city could backstop landlords with financial incentives for housing tenants with a greater risk profile or provide public housing for those that are difficult to place.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I'm a small landlord with units in Olympia and Lacey. Having different rules for different locations is frustrating and burdensome. Try and align with policy at the State level. Increased regulations and compliance issues over the last few years especially have contributed to this burden. I fear that small to midsize landlords, which I think can provide more affordable housing, will be pushed out and replaced by large real estate entities that will be better able to manage the new landscape, but at a higher cost.

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**Respondent No:** 7

**Login:** Registered

**Responded At:** Jul 18, 2025 15:32:30 pm

**Last Seen:** Jul 18, 2025 18:25:57 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To determine the financial fitness of the renters, that the rent wouldn't over burden, and to know they've had a history of paying their rent. We ask for a criminal check since it's a duplex and thinking about the safety of neighbor.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We prefer to direct renters to a website that provides the reports to them directly, then they can share those report with us (and other landlords) rather than paying direct. We will also accept recently pulled reports they provide.

Q7. **Rate your level of support for this policy**

Fully support

Q8. **Why did you answer this way?**

That's 40% of monthly wage, and the number we ask renters to hit. We always look at combined earnings for those over 18.

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

We're pretty flexible as long as people can evidence their earnings.

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

That's how we look at records now and I appreciate the carve outs for violent crime and property damage in the five year limit.

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Violent crime.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

What if the people with medical or school debt cannot pay the rent for the unit they seek with their total monthly payments?  
Or are you just saying the presence of that debt alone cannot be a factor if they qualify financially?

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**Q17. Is there anything you would change?**

It would be a service to renters to see how the City could support pushing financial lending institutions to allow payment of rent as part of a credit report/score.

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**Q18. What credit history information is most concerning to you?**

History of payment failure.

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**Q19. Rate your level of support for this policy**

Fully support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Non-payment of rent.

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

Given the current federal government environment, I'd be concerned about the position you are putting landlords in if it becomes illegal to rent to someone that is undocumented.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Not much, frankly. This is generally how we do business. But I have really not enjoyed extra reporting hoops we have to do now so would hope there would not be more reporting required.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Would be nice to have a statewide standard, but that's likely out of your hands.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 8

**Login:** Registered

**Responded At:** Jul 18, 2025 15:36:26 pm

**Last Seen:** Jul 18, 2025 22:25:01 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Income verification shows us that they can pay the rent. I don't actually pay much attention to the credit & criminal background checks, they're just part of the package that we use. Rental history check is THE most important by far. I need to know that potential tenants do not have a history of behaving badly towards previous landlords.
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	NA
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	I don't think that the city should be making it more onerous for landlords to provide housing.
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	not answered
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	We have a shortage of housing in our community. The city should be focusing on enabling development, on enabling leasing, on making it easier to do business as a landlord. I have heard from so many local landlords that it's not worth doing business any longer and they are selling out, usually to corporate property managers who couldn't care less about the neighborhoods in which they manage properties.

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

See above. You're focusing on the wrong end of the problem.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

See above

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

SSNs shouldn't be required

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would consider selling my rental properties inside the city

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Start making it easier to do business. Stop making it increasingly difficult to do business as a small local provider of an essential service.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Landlords are not the enemy. Without landlords there are no rental properties, and most people can't afford to buy. Obviously this is an industry that needs to be appropriately regulated, but it also needs to be possible to function as a small business person who wears many other hats.

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**Respondent No:** 9

**Login:** Registered

**Responded At:** Jul 18, 2025 15:57:15 pm

**Last Seen:** Jul 18, 2025 17:50:08 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I wish it weren't true, but generally past behavior predicts future behavior. So if a potential tenant has committed crimes, skipped rent, damaged property, or violated agreements in the past, they are at risk of doing it again and impacting my property. I acknowledge that there are deep, deep unfairnesses and inequalities in society, but I think changing the short term rules often doesn't work to address them. My example is legalizing drugs in Portland recently. The hope was that if you give people with a long history of unhealthy behaviors a break, they will suddenly get it together. I don't think that happens very often. Changing unhealthy behaviors that are established by adulthood takes a long time, lots of money, and is not guaranteed to succeed. Unhealthy behaviors are often trained in a person because they grew up in a lower social class, and racism interacts with that and makes it worse. I agree. But I don't think changing screening will help the situation, because it's not actually an intervention.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Because, to be honest, if they can't get a social security number or haven't bothered, there are probably a whole lot of other problems in their life and I don't want them bringing those problems to my property....

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

I kind of support, mildly. I just think these kind of regulations won't really fix any part of the housing crisis which is due to supply. If I personally have trouble with tenants once or twice, I will sell and no longer rent out the house. But I am not a major landlord with big apartments, so maybe it's different with that type of rental stock.

Q9. **Is there anything you would change?**

Maybe make apply to large (4+ unit) complexes?

Q10. **What income or employment information is most concerning to you?**

I am worried that people made desperate by low housing supply may rent and then not be able to pay.



Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

Convictions and arrests are associated with other unhealthy behaviors. Sad, but true.

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

not answered

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

I am sorry to sound like a conservative asshole, but again, people may not be able to sustain paying rent if they don't have the above.

Q17. **Is there anything you would change?**

I would change 5,000 years of class warfare that created multi generational poverty and unhealthy behaviors. I would also address housing supply by making it easier and cheaper to build houses, including subsidies.

Q18. **What credit history information is most concerning to you?**

not answered

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

Like arrests that don't lead to convictions, etc, all of these are indicative of trouble with the tenant , even if they are negotiated settlements.

Q21. **Is there anything you would change?**

Have I mentioned housing supply?

Q22. **What rental history information is most concerning to you?**

not answered

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

Again, if a client doesn't have a social security number, they are either subject to deportation or they have behavioral problems. And in any case are breaking the law, and likely to cheat and break the law in other ways.

Q25. **Is there anything you would change?**

Sorry to be so harsh, but I think I speak reality, even if it's not so easy to hear.

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Probably very little : we have a desirable rental, and we can price it high enough to keep it rented to folks with bourgeois lifestyles and credentials.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I really think that these regulations won't address the real issue which is housing supply. I think the prices in Olympia will just go higher. I also kind of think these policies are naive. Maybe if they were restricted to large (4+) units, but I think us owners of single unit rentals will just sell.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Did I say that there is a fundamental housing supply issue? Also, if there were an advisory council, I would apply.

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**Respondent No:** 10

**Login:** Registered

**Responded At:** Jul 18, 2025 16:04:27 pm

**Last Seen:** Jul 18, 2025 22:48:37 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To get renters who are able to pay the rent and have a good track record doing so.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I use a property management company to do the screening for me and they require a SSN. To my knowledge, they do not have an alternative process.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

People who don't have adequate income have trouble paying rent at times when other issues come up, like car repairs, health problems, etc.

Q9. **Is there anything you would change?**

I'd let landlords make their own choices on income requirements for tenants.

Q10. **What income or employment information is most concerning to you?**

I've had the best luck with tenants with adequate income AND a steady job. My experience with those that don't have both of these is not good.

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

Again, I would let the landlord make decisions on this. Don't add requirements when they may not be needed.

Q13. **Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

Sexual misconduct, felony convictions.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

I've had very bad luck with tenants with such issues, and it is compounded by extreme difficulties in evicting tenants.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

It's a huge problem getting tenants evicted and I had some that skipped out the day before the eviction hearing so they never got anything on record. These folks had done this before, and I'd never have rented to them if I had known about this behavior. They owe me tens of thousands of dollars in past rent and damages which I'll never see.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Lack of transparency.

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**Q23. Rate your level of support for this policy**

Neutral/unsure

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**Q24. Why did you answer this way?**

I don't know what kinds of issues people of this ilk face.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I'm seriously thinking of selling my units because the new requirements are onerous and additional ones might push me out of the market.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Leave it alone and rescind your recent changes for landlords being required to have a business license, etc.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Good luck with everything. These new ideas are not very good.

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**Respondent No:** 11

**Login:** Registered

**Responded At:** Jul 18, 2025 16:25:15 pm

**Last Seen:** Jul 18, 2025 22:48:19 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

1. Make sure the tenant can afford the rental 2. Credit check shows that they either pay or don't pay their bills 3. Excessive criminal history is a red flag and have they really tried to change their lifestyle 4. Rebuilding a place after someone destroys it is expensive and time consuming. People just don't respect others property anymore

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Credit is easily confirmed with a social security number

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

There are more elements when it comes to income. A tenant might have three times their income in credit card debt. Car payments. Tenants need to learn to balance their own budget.

**Q9. Is there anything you would change?**

I think that if a tenant is having trouble paying their rent. They should be required to have some credit counseling and be taught how to balance a budget

**Q10. What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

I think landlords should have guidelines but if the city has so many tenants that don't qualify they should build the housing and manage.

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

It's a case by case answer.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Again I believe this is a case by case answer. And tenants need to be held to some responsibility. Look into their history will tell if they are good or bad tenants

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Credit is important and if you pay your bills and learn to budget money you will not have trouble renting

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

There's a reason why the tenant got to this point. If the landlord was that bad who would want to rent from them anyway. Move and find a landlord you can work with

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

I like to know the history because it paints a picture of the tenant

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**Q23. Rate your level of support for this policy**

Neutral/unsure

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Probably just do what I've been doing my system seems to work

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I think the city has bigger problems and needs they should be focusing on. Our city is turning into a shit hole.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Promote housing. Find a happy medium to streamline permitting support small landlords that have and provide lower income rentals.

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**Respondent No:** 12

**Login:** Registered

**Responded At:** Jul 18, 2025 18:01:00 pm

**Last Seen:** Jul 19, 2025 00:23:33 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To hopefully find a tenant that pays and respects my rentals.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

The ability to do future rent collection through the legal system, if needed.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Why 2.5? Let the landlord decide. If there is a # the landlords will increase rent to mitigate risk.

Q9. **Is there anything you would change?**

Combined income seems to make sense and I suspect most landlords already operate this way.

Q10. **What income or employment information is most concerning to you?**

That they have stable income to be able to afford rent.

Q11. **Rate your level of support for this policy** Neutral/unsure

Q12. **Why did you answer this way?**

In 25 years i have not seen these type tenants looking to rent my places.

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

All.



Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

The bullets are mind blowing through a landlord lens. My thoughts are I would raise rents to reduce risk.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

The entire picture.

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

Landlords need ways to find quality renters.

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

Payments and leaving the property as it was when they moved in.

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

If a tenant does not pay how does the landlord find and collect from them : if there is no social security number?

Q25. **Is there anything you would change?**

not answered

Q26. **If the City implemented these policies, how it would it impact how you do business?**

Increase rents and possibly sell off my rentals.

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

Leave things as they are: the rent control measures have already increased rents over the last few years --- landlords and property management groups are seeing increased rents across Olympia. We now see 5% a year bumps --- which I have not seen seen in the last 23 years.

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

Landlords and Property Management groups predicted rents would increase with rental control (they did). I am happy about rent control as a landlord as it has increased my profits. This is a similar scenario that will drive rent costs up and complexity for the landlords --- creating the same outcomes for tenants. Landlords will find the most likely to pay tenants. The more restrictions on finding the "most likely to pay" tenant the more rent will be. This will also potential slow development of apartments in Olympia -- specifically- the West Olympia triangle project. I believe the City should focus on how to make developers want to invest in Olympia : driving up inventory of housing : thus stabilizing rent. Without more inventory rent will continue to climb.



**Respondent No:** 13

**Login:** Registered

**Responded At:** Jul 18, 2025 18:01:16 pm

**Last Seen:** Jul 18, 2025 23:16:24 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

**Other (please specify)**

Before all your new laws have driven me to the edge of paranoia, I gave preference based on character. For example, I once rented to out of town people I never met because they wouldn't abandon their cat even to get into very affordable housing. That's my kind of people. Now I can't figure out how to renew a license you demand and renting is paperwork hell. I'll sell out to some venture capitalist who will suck out all the profits, be generally evil and Olympia will lose another locally owned, affordable rental. While you exempt all those developers building apartments from costs and rules you apply to me.

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I joined an evil pro-landlord organization because I need all their forms and all their guidance to all your new rules so I don't make some mistake. I'm renting to the new people because they're friends of the old people. That's good enough. I rarely advertise. But thanks to all the new rules renting now feels adversarial. No longer are we building relationships. Now it's all about "sides". What a shame for all of us.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I never did all this documenting and checking and have decades of good experiences with tenants. Now, of course, I assume I'll have to start doing all that. What was once a two page simple home made rental agreement is now fifteen pages of general underlying hostility which I pay for from the evil landlord association because someone has to protect me from all the new laws. One wrong step could cost me thousands, or even loss of the property.

Q7. **Rate your level of support for this policy**

Do not support

Q8. **Why did you answer this way?**

Because I only have the one rental, I'm on a fixed income, I'm a member of a "protected group" I'm elderly and I can't afford to have people not paying rent. The new laws won't let me collect last months rent and a deposit, putting me at more risk, so I want the flexibility to only rent to people who can afford it. I've never considered requiring so much income, but I will now that you mention it.

**Q9. Is there anything you would change?**

What do you mean, "combined income"? Like both incomes from a couple? Obviously, so I suspect I don't understand the question.

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**Q10. What income or employment information is most concerning to you?**

I just want to know people can afford to live there comfortably. If their budget is too tight then any minor event can cause them trouble.

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

I already meet the intent of this rule, but if it's mandated then I am at risk of any slight violation, thus risking my property. I'm little and old. I don't want big scary tenants no matter what their background. I make it a point to have very nice tenants who fit into the general ambience of the building and neighborhood, thus purposefully maintaining safe, friendly living spaces for all.

---

**Q13. Is there anything you would change?**

If you're going to do it, why exclude violent felons, junkies and sex offenders? They have to live somewhere too. Your proposed rule concentrates the excluded groups in the homeless population, thus perpetrating the homeless stigma as "bad people" by making it come true. Do you expect the excluded groups to just leave? Live in homeless jungles? Build shelters to accommodate the excluded populations? Address these questions in your proposals and rules. Dare ya.

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**Q14. What convictions or types of convictions concern you most?**

I don't want big and scary in my nice space irregardless of what they did or when they did it. And I strongly oppose any rule that is going to limit my ability to create a safe and friendly space in my duplex. It's about character, and ability to live peacefully now that matters to me.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

I don't want to deal with a co-signer or the possibility of loss of public assistance or vouchers. You may have noticed a trend that way lately. Debt of any kind hinders ability to pay. The source of debt is irrelevant. I don't check credit history and have never checked debt, but I don't want more rules that I may run afoul of and suffer consequences.

---

**Q17. Is there anything you would change?**

In case it doesn't come up elsewhere, housing providers should not be able to charge any fee of any sort to apply for a rental. Those costs belong to us housing providers as part of doing business. It's just evil to charge people to apply in any way. People seeking housing are battered by these fees, paying again and again as they seek housing. With all the new rules, i cannot fathom why you haven't addressed this obvious need for reform.

---

**Q18. What credit history information is most concerning to you?**

With all the changing rules, I suspect I'm going to have to start checking credit, rental history, start calling employers (I've always just believed people and it's always worked for me) and generally start doing all the things the evil landlord association recommends. Remember, you started it.

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**Q19. Rate your level of support for this policy**

Neutral/unsure

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**Q20. Why did you answer this way?**

All this stuff has never come up in all the decades I've owned my single rental in Olympia. More rules means more ways I could make a mistake and horrid things could then happen to me, so I'm opposed.

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**Q21. Is there anything you would change?**

The whole housing registry thing has been so adversarial with the City. I'm clearly "the enemy" to the City so I must protect myself any way possible. Doing all this stuff is easy for corporate lawyers, but a real hardship for me. Apparently I did something wrong so now I'm off the registry, like somehow I should be sorry. If I ignore it long enough, maybe it will go away. Two other people with single rentals I know never signed up in the first place and are living in peace and happiness. I'm miserable and stressed. Perhaps there's a lesson here.

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

Wait, what? If someone is unlawfully here, then they cannot be lawfully employed, so how are they paying rent? Now I'm rethinking the whole SSN thing. Maybe housing providers should demand it to help assure the applicant can legally work. Also, nobody wants an ICE raid on their premises.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I'm already looking for ways out of providing housing with all the current rules. It's just too hard, too adversarial, too stressful now. Adding more rules is not helpful.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

You might consider treating housing providers, (vs "landlords", a clearly loaded word the City insists on using), as if at least some of us are community members rather than as enemies. Also, forbid housing providers from charging application, credit check, or any other sort of fee to applicants. It's an evil practice which should be forbidden. How is it the City still allows this?

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Perhaps you could find a way to distinguish between small, local, long term housing providers from all the massive apartment owners building nothing more than worker storage, and sucking wealth from our community. Ownership builds community, yet all we see is the City enabling corporate raids on the foundations of a strong community, which is private, individual ownership of housing. Allowing all sorts of costs to be shifted from the large builders to the existing homeowners and local housing providers, allowing these outside raiders to raise rents as much as they want, but limiting the small providers, yet increasing our costs. My rental property taxes went up 22%. Perhaps rental taxes should be limited to rent increases. Sounds fair to me. In conclusion, we small housing providers are not the enemy. All your communications, live webinars (where you read us a PowerPoint, oh why oh lord, oh why have not your children suffered enough), assume there's the good people, renters, and the evil empire, housing providers. Frankly, it could be argued as true regarding the big developers, but try to remember, there's also many of us who have been providing fair, affordable housing forever. We are not the enemy. Consider allowing row housing like old San Francisco. They waste no space, enable private ownership, many are duplexes two story, some with businesses below, owners living above. Cheaper to build. Can be lovely if done right.

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**Respondent No:** 14

**Login:** Registered

**Responded At:** Jul 18, 2025 21:39:41 pm

**Last Seen:** Jul 19, 2025 03:33:43 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Credit check Criminal background check Rental history check (evictions, references, etc) <b>Other (please specify)</b> Verification of employment. Rental history with contact information for previous landlord.
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	I use a screening service and it is included in the service.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Every tenant who has applied for my rental has always had a social security number. Most screening services such as those provided by the Washington Landlord Association require a ssn to do a screening.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	If there is more than one tenant, and one of the tenant's leave the second tenant may not be able to afford the rent for the home. This can be especially true if one of the tenants makes a lot more money than the other tenant and the higher wage earner does not continue renting.
Q9. Is there anything you would change?	The City should not be involved in tenant screenings. It should be up to the landlord if they want to accept using more than one income for income verification.
Q10. What income or employment information is most concerning to you?	I don't understand this question.
Q11. Rate your level of support for this policy	Do not support

**Q12. Why did you answer this way?**

A landlord uses a number of factors to determine if they want to rent to a tenant. Small landlords take a very hands on approach to screening tenants and usually meet with tenants personally in making a decision Past criminal conviction is just one factor. Other important factors include previous rental history and employment.

---

**Q13. Is there anything you would change?**

The City should stay out of the area of tenant screening. Putting additional regulations related to screening will cause more small landlords to sell their units. I had two rental units, but I have already sold one partially due to the City's new rental regulations.

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**Q14. What convictions or types of convictions concern you most?**

I would be concerned about convictions that had to do with fraud or some type of deceit around money.

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**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

I have rented in the past to someone without a source of income or a credit history with a cosigner. It is a choice of a landlord based on their assessment of the tenant and their situation. It should not be a policy that the City sets.

---

**Q17. Is there anything you would change?**

The City should stay out of the area of tenant screening. Putting additional regulations related to screening will cause more small landlords to sell their units. I had two rental units, but I have already sold one partially due to the City's new rental regulations.

---

**Q18. What credit history information is most concerning to you?**

Someone having a large amount of credit debt with large monthly payments, especially if the person is delinquent on payments.

---

**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

I have never evicted a tenant. An eviction process is a costly, lengthily and time consuming process. A landlord does not do an eviction lightly. If a landlord had to evict a tenant, I would have serious concerns that a tenant might either not pay their rent or cause damage to my property. I would not want to have to go through an eviction proceeding.

---

**Q21. Is there anything you would change?**

This policy should definitely be dropped "Applicants cannot be rejected based on no-fault evictions (such as if the landlord needed to move back into the unit, or the landlord decided to sell the unit)". A landlord has to give 90 days notice if they are going to occupy or sell a unit. This can only be done at the end of a term lease. If a tenant needed to be evicted because they would not leave after 90 days notice this would be concerning to me.

---

**Q22. What rental history information is most concerning to you?**

A bad rental reference from a previous landlord(s). Lack of sufficient income to pay the listed rent. Substantial credit debt.

---

**Q23. Rate your level of support for this policy** Somewhat support

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**Q24. Why did you answer this way?**

I think my credit screening service would have trouble running a screening on someone without an SSN.

---

**Q25. Is there anything you would change?**

If a screening service can't run a screening because there is no SSN it might be difficult for a landlord to assess an applicant.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

After my present tenant leaves, I would consider selling my one remaining rental unit because of screening restrictions and the other rental regulations that have been put in place. When I rent my house, I am entrusting a renter with a property that is worth a lot of money. I have to know that the person I rent to can pay the rent, will take care of my property and also be a reasonable person to deal with. The City implementing restrictions on tenant screening will limit my ability to find good tenants.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

The City should not be involved in tenant screening. They should follow state and federal regulations related to tenant screening.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Having all these regulations that are different from what the State requires and is also different from the two surrounding cities (Tumwater and Lacey) is very confusing for landlords. The City should stay away from tenant screening regulations and follow the state and federal regulations.

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**Respondent No:** 15

**Login:** Registered

**Responded At:** Jul 18, 2025 23:45:38 pm

**Last Seen:** Jul 19, 2025 06:08:17 am

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We carry mortgages on our properties and must pay for taxes, insurance and needed repairs. We need to be assured that we will receive rents timely in order to pay bills related to the rental property. If we were to rent to a party who is unable to pay rents, we would run the risk of substantial financial losses and/or loss of property.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

The rental screening tools we use require identifying information; however, I believe they will accommodate a situation where an SSN is not available.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

It's good practice to assure that rents do not exceed 1/3 of total income. Risk increases as the percentage of income ratio declines.

**Q9. Is there anything you would change?**

Change to "earn more than 3 times the monthly rent "

**Q10. What income or employment information is most concerning to you?**

Adequacy of income.

**Q11. Rate your level of support for this policy**

Neutral/unsure

**Q12. Why did you answer this way?**

I'm not sure of the implications of this change. If someone has a history of disruptive behavior that affected neighbors or other tenants, that would not be acceptable.



**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Violence, disturbing the peace, theft

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Credit history is one of the most reliable methods for assuring that a prospective tenant can meet their obligations.

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**Q17. Is there anything you would change?**

Remove: Applicants cannot be rejected for having no credit history or insufficient credit history

---

**Q18. What credit history information is most concerning to you?**

Evidence that the prospective tenant is not carry severe debt load and that the tenant has paid off debt timely.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

If someone has been evicted for failure to pay rent, that significantly increases the likelihood that they will not pay rent in the future. This provides an unacceptable risk profile.

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**Q21. Is there anything you would change?**

Remove following: Applicants cannot be rejected based on evictions that were withdrawn, settled or dismissed (the case was dropped or the landlord and tenant came to their own agreement) Applicants cannot be rejected based on evictions where an order of limited dissemination was entered (this is a court order that limits reporting of information about the eviction to credit agencies) Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off)

---

**Q22. What rental history information is most concerning to you?**

eviction actions due to high risk behaviors, such as failure to pay rents, destruction of property, disturbance to neighbors, etc.

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

I would need to determine whether the screening tools can process an application without an SSN. I am OK not asking about lawful presence in the US and I haven't done so in the past

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**Q25. Is there anything you would change?**

See above.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

If the City does one or more the following policies, I would feel compelled to sell my property and exit the market. A current rental home would likely become owner occupied: 1. Prohibits credit scores 2. Prohibits criminal background checks where the conduct would jeopardize the property, neighborhood or put the rental at financial risk 3. Prohibits considering evictions for cause.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Current strategies are designed to increase risk for small landlords, increasing the likelihood of exiting the market. The city should consider strategies to support landlords and tenants to maintain stable housing, such as subsidies and incentives to provide and invest in stable housing.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Yes. Current and proposed policies do not consider impacts on the viability of small landlords and their legitimate need to manage financial risk. I have three rental properties and currently charge 15% below market rents and I currently rent to three tenants who are member of BIPOC groups. Punitive measures will likely compel small landlords to sell their properties, resulting in a smaller housing inventory and domination by corporate interests who have the legal infrastructure to handle a highly regulated environment. These entities also tend to charge market rents. This would not be beneficial to any of the concerned parties.

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**Respondent No:** 16

**Login:** Registered

**Responded At:** Jul 19, 2025 09:01:27 am

**Last Seen:** Jul 19, 2025 15:37:58 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Credit check Criminal background check Rental history check (evictions, references, etc)
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

Credit to ensure they are not in process of BK, have previous liens by landlords and outstanding utility bills. Make sure they are not a registered sex offender, since the neighbors would be very upset if this happened

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

Often needed for automatic payment purposes.

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

Income does not matter, if they can pay as it's what they set as priorities. Also, additional income can be derived from additional work.

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Q9. Is there anything you would change?

I think over regulation of items a landlord can do is reducing the availability of good affordable housing in Olympia. We have already eliminated one rental due to regulations and will consider selling another if they keep putting so much accountability on owners and not on tenants. Why is the city not looking at the root purpose of all these regulations? Not sure what is being solved by all these regulations, including rental limits. The taxes are crazy and the cost of homeowners insurance and repairs is typically more then the % you can raise rent. What is affordable housing? You are also responsible as a landlord for unpaid, water, electric etc.

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Q10. What income or employment information is most concerning to you?

Stable income and employment in the same or like field.

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Q11. Rate your level of support for this policy	Somewhat support
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Q12. Why did you answer this way?

I think each circumstance is different. Until you have all the facts, you can not make a good decision. Honesty between the applicant and landlord is key.

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**Q13. Is there anything you would change?**

Yes, stop putting forth these rules

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**Q14. What convictions or types of convictions concern you most?**

Sex offenders, or property damage.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

If you commit to a contract for repayment, you need to pay. No credit is something different depending on age

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**Q18. What credit history information is most concerning to you?**

past due bills, and liens and BK.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

This is crazy.... It takes alot for a landlord to start an eviction, so it makes me wonder how this should even be considered. Current law are pro tenant, so a landlord has to spend a considerable amount of money to evict.

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**Q21. Is there anything you would change?**

Rental increase limits, if justified by landlord expense. Property taxes, insurance, utility costs and repairs.

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**Q22. What rental history information is most concerning to you?**

History is important, however my experience is most references all provide good information and not always accurate. So I do not relay on prior references.

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**Q23. Rate your level of support for this policy**

Neutral/unsure

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would consider selling my property. So many regulations on landlords, no expectations on renters.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

What is the issue. If it's affordable housing then stop giving tax breaks to builders for large apartment complexes so small property owners need to make up the gap in money for the city to spend. After all stop spending on all these studies and then do what you want anyway! Again, what is the goal.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Stop regulation! Is is improving options or just costing more money and landlords to narrow options.

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**Respondent No:** 17

**Login:** Registered

**Responded At:** Jul 19, 2025 09:15:44 am

**Last Seen:** Jul 18, 2025 17:52:37 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

These screening items help indicate the viability of a candidate. They don't lead to dismissals, but help make informed decisions. Both help with risk reduction.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

It's not relevant to our process. A valid ID is satisfactory to illustrate their identification verification.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

2.5 times ends up being 40% leaving the household more cost burdened.

Q9. **Is there anything you would change?**

30% is probably a better figure to help make sure the tenant can afford the property. This also does not take debt into account.

Q10. **What income or employment information is most concerning to you?**

Short term employment or frequent and unpredictable gaps in employment.

Q11. **Rate your level of support for this policy** Fully support

Q12. **Why did you answer this way?**

These are reasonable screening protections

Q13. **Is there anything you would change?**

To save time, an applicant could submit additional information in advance of a possible rejection if they were aware of circumstances that a property owner might flag or use as a basis for rejection.

**Q14. What convictions or types of convictions concern you most?**

Violence against people, sexual crimes, drug trafficking, drug manufacture.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

Credit history is essential to determine patterns and debt; however, these are reasonable.

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**Q17. Is there anything you would change?**

While I wouldn't reject someone because of medical or educational debt, both are factors that would lead to cost burden and difficulty in paying rent. Moreover, I'd allow for the need to have a co-sign in the event that there was no history or limited history. This is common with young students in their first

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**Q18. What credit history information is most concerning to you?**

N/A

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**Q19. Rate your level of support for this policy**

Fully support

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**Q20. Why did you answer this way?**

These are reasonable screening protections.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Evictions can be costly and avoiding them is the goal in screening for tenants. Rental history, patterns and character need to be determined or illustrated in the screening process somehow.

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

We already do not screen in this fashion.

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**Q25. Is there anything you would change?**

No

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

To save time and money, property owners use online application systems with templates for tenant screening. There may be added cost to seek and obtain different platforms to screen tenants.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

There is significant investment and risk on the part of property owners and housing providers. Tenant screening is the only way to mitigate this risk and protect investment. Added tenant protections and regulations may result in more smaller providers exiting the space instead of trying to navigate the new hurdles. This could leave more larger providers, consolidation, and increased rents. The trend started with the rental registry and may continue as additional burdens are placed on property owners.

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**Respondent No:** 18

**Login:** Registered

**Responded At:** Jul 19, 2025 15:16:03 pm

**Last Seen:** Jul 19, 2025 21:53:32 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I need to know about the person I'm considering placing in my home. I care about my home.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

An SSN is required to do a credit check. The only family I ever had apply (and accepted) without an SSN was an immigrant that was renting through Section 8.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

I don't believe the City has a right to limit landlord policies. If a tenant doesn't agree with the landlord standards, they can apply elsewhere. If a landlord wants to make an exception to their standards, that should be their choice. There is no reason for Government involvement in standards set by a landlord.

**Q9. Is there anything you would change?**

I would tell the City to work on improving the city and leave the landlords alone. Olympia is making it very difficult to be a landlord. Olympia needs landlords. Olympia should be kinder and more supportive of landlords.

**Q10. What income or employment information is most concerning to you?**

I am most concerned with the applicants "payments on time" record - even more than income and more than credit score. I don't want to have to chase a tenant down to collect money; I want them paying on time. I already have a 2.5 income limit, so what you are proposing doesn't affect me, but I still think income limits can be set by the landlord and the City should not get involved in this topic.

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

Again...I don't think the city should be involved in how the Landlord runs their business. Government should stay out of Landlord policies. If applicants don't like the standards set by the landlord, they can apply elsewhere. City restrictions are driving out landlords.

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**Q13. Is there anything you would change?**

Yes. I'd tell the City to stay out of the rental business and support landlords instead of hindering them.

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**Q14. What convictions or types of convictions concern you most?**

I am concerned with felonies. I am concerned with recent convictions.

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**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

The city needs to stop restricting landlords. The landlord has a right to set standards where they want; it's their property and their job to protect it.

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**Q17. Is there anything you would change?**

yes. I would tell the city of Olympia to stop acting like they know anything about being a landlord and work on improving the city instead of hindering landlords. It would be nice to feel even just a little supported by the city of Olympia. Unfortunately, that is not the case.

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**Q18. What credit history information is most concerning to you?**

I'm not very concerned about their credit score, but I'm most concerned about their payment on time rating. I want to know that rent will be paid and I won't have to chase them down to collect it. I think ALL debt is fair to take into consideration.

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**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

STAY OUT OF THE LANDLORD BUSINESS. Landlords have a right to set their own policies that they feel will protect their property. STOP restricting landlords.

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**Q21. Is there anything you would change?**

Yes. I would tell the city of Olympia to stop restricting Landlords and start supporting them instead.

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**Q22. What rental history information is most concerning to you?**

Any eviction is bad; it means they were not a good tenant. It takes a lot to get to the point of having an eviction on your record. Those bad tenants should be exposed not protected. How about the city start a BAD TENANT registry where landlords can go look at names and make sure they don't accept applications from the tenants that cause evictions.

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**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

The city needs to stay out of the landlord business. I won't support any city regulations that limit landlord activity.

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**Q25. Is there anything you would change?**

yes. The city needs to stop acting like Landlords are bad guys and treat us with respect.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

The restrictions on Landlords in the City of Olympia have stopped me from buying property in Olympia. My focus is on buying in the county instead because the county doesn't think it needs to tell us what to do like the city does. If you lose your landlords, it will further hurt the city housing crisis.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

What issue? There is no issue that needs addressed by the City. Please spend your time improving your city and stop hindering Landlords.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I think I've already done that.

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**Respondent No:** 19

**Login:** Registered

**Responded At:** Jul 19, 2025 18:36:11 pm

**Last Seen:** Jul 20, 2025 01:21:16 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
--	---

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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

\*Ensure tenant can cover the rent \*Ensure tenant has a responsible payment history \*Clarify tenant's criminal history - we do not exclude them due to history but want to understand background due to increased risk \*Clarify that tenant has paid rent in the past, not damaged units in the past, not left balance owing in the past In a nutshell we are trying to evaluate the risk of renting to said tenant. Can they pay the rent, ideally on time, take care of the unit, and be a good neighbor. Those are the three things we are looking for in a tenant.

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

The software we use for applications requires an SSN. We don't personally care about an SSN but we use a stock application software that uses an SSN as part of screening, I believe.

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Q7. Rate your level of support for this policy	Fully support
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Q8. Why did you answer this way?

We have always allowed tenants to use combined income, be they roommates or married couples, and see no issue with this. We typically ask folks to make 2.5 - 3x the rent, and find this generally works fine, as long as other boxes are checked (good rental history, etc).

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Q9. Is there anything you would change?

No

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Q10. What income or employment information is most concerning to you?

Someone with unstable employment is concerning

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Q11. Rate your level of support for this policy	Somewhat support
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**Q12. Why did you answer this way?**

I am generally not particularly worried about criminal convictions if they are not recent. That said, I think other landlords may be, and forcing landlords to accept people with complicated histories may lead to more screening people out, more landlords selling, and other unintended consequences.

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**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Sex offenses - these are very upsetting to neighbors. I have also had some considerable issues with tenants involved in active addiction - alcohol/drugs/gambling, and then failing to pay their rent, so convictions in those areas I suppose concern me as well. Also, any kind of violent offenses. I feel better if the offenses are older.

---

**Q15. Rate your level of support for this policy**                      Somewhat support

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**Q16. Why did you answer this way?**

I have little issue with people having no credit history - it just means they don't play the game, which is generally fine by me. Medical and education debt is sort of a different category, although it does factor into what they have to pay every month. As for vouchers, these are already protected - can't discriminate on basis of income.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**                      Do not support

---

**Q20. Why did you answer this way?**

I am extremely uncomfortable when there is an eviction situation. I just had my first eviction after 20 years as a landlord and it was awful, the tenant was horrible.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

An eviction, a tenant that did not take care of the place, a tenant that speaks ill of their previous landlord.

---

**Q23. Rate your level of support for this policy**                      Fully support

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**Q24. Why did you answer this way?**

Fully support people being able to get housing

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I have really struggled with the City's implementation of it's rental program, largely because of the unintended consequences the program has created. I have already sold half my rentals.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I think the City needs to bring landlords in and really have a sit down to talk about how things are going and what needs to change. There is a lot that has gone wrong with what has been passed thus far and it has resulted in losing a lot of much needed housing. Before passing more, I think there are some repairs that need to be made to the existing system.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I would like the City to address the "non conforming" homes - the letters the City sent out last fall, that rendered so many rentals unrentable, according to the rental program. We are losing so many rentals with this program. So much is backfiring. I am by no means against tenant protections and balancing the power, but there has to be a better way to go about it.

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**Respondent No:** 20

**Login:** Registered

**Responded At:** Jul 20, 2025 00:29:42 am

**Last Seen:** Jul 20, 2025 07:01:51 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties outside Olympia <b>Other (please specify)</b> We have a rental in olympia being advertised now.
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To get an overall picture of the potential renter. All potentially negative information is looked at uniquely (no credit is different than bad credit. Low credit scores can be due to a variety of non-rent related issues). Having income is necessary in order to pay rent. Income doesn't have to be "earned" income. It could be retirement or disability or interest earnings.
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	ITIN in lieu of SSN.
Q7. Rate your level of support for this policy	Fully support
Q8. Why did you answer this way?	Because ability to pay rent should be based on the combined income of all parties on the lease agreement.
Q9. Is there anything you would change?	No.
Q10. What income or employment information is most concerning to you?	Illegally sourced income. Seasonal income, or inconsistent income, when offset by several years' of consistent complete rental payments, demonstrate ability to manage cash flow.
Q11. Rate your level of support for this policy	Somewhat support

**Q12. Why did you answer this way?**

As stated in the introduction to this survey, BIPOC people are known to be grossly overrepresented in our criminal justice system because of systemic issues including lack of fair access to legal representation. What this means is that there are a lot of white people out there, especially those with money, who were arrested but had good legal representation so were never convicted. A robust history of arrests without convictions and decent financial condition raises red flags to me.

---

**Q13. Is there anything you would change?**

Keep the first and final bullet points only.

---

**Q14. What convictions or types of convictions concern you most?**

Physical assault that has been plead down. Property damage as a result of disputes (family, partners, or landlords), and a history of failing to address mental health issues that results in violent harm to others.

---

**Q15. Rate your level of support for this policy** Fully support

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**Q16. Why did you answer this way?**

Banking fees to open and maintain accounts are expensive. Credit history is about managing debt, some people have none. The medical debt and educational debt complexes in this country are farcical.

---

**Q17. Is there anything you would change?**

No.

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**Q18. What credit history information is most concerning to you?**

Unexplainable ebbs and flows of debt.

---

**Q19. Rate your level of support for this policy** Somewhat support

---

**Q20. Why did you answer this way?**

I need to know more about the limited dissemination circumstances.

---

**Q21. Is there anything you would change?**

No.

---

**Q22. What rental history information is most concerning to you?**

History of complaints from the neighbors and of property damage due to lack of care (water damage in bathrooms or roofs or windows due to not reporting leaks. Damage due to poor housekeeping).

---

**Q23. Rate your level of support for this policy** Fully support

---

**Q24. Why did you answer this way?**

If a renter can pay rent, the rest of these items are irrelevant.

---

**Q25. Is there anything you would change?**

No.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Increase in paperwork and ways to evaluate prospective tenants.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Provide test case scenarios to showcase how this screening would work both ending in a rental as well as when NOT ending in a rental.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

No

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**Respondent No:** 21

**Login:** Registered

**Responded At:** Jul 20, 2025 09:17:36 am

**Last Seen:** Jul 20, 2025 15:35:24 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	<b>Other (please specify)</b> We use a property management company to complete this step in order to comply with best legal practice.
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	We, as landlords with one unit, are not property or real estate aware. This helps us cover all bases.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	not answered
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Unknown
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	I would want to be sure a person can afford the choice they are making to rent at a certain price and that it does not become a landlord's responsibility if they cannot.
Q9. Is there anything you would change?	A formal process or program supported by a third party (city, county, nonprofit) to insure a person has the support, coaching, skill building they may need to be successful.
Q10. What income or employment information is most concerning to you?	Consistent employment shows the likelihood that a tenant can cover their living costs over the course of the lease
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	Instead of restricting information, which leaves landlords (entering into a business agreement) perhaps having a program to support people with criminal convictions establish and find housing. Again, it seems like this policy is asking landlords to take risks with their property, retirement plan, etc.
Q13. Is there anything you would change?	not answered

**Q14. What convictions or types of convictions concern you most?**

not answered

---

**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

I believe everyone has to start somewhere and many of us had very limited resources when we began renting. Medical debt, low income and no credit history are understandable. Education related debt is elective and will be a competing living expense.

---

**Q17. Is there anything you would change?**

Programs to support tenants to budget, manage finances.

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**Q18. What credit history information is most concerning to you?**

Credit card. Non essential purchases.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

This puts landlords at a disadvantage to understand the risks of agreeing to a business contract with someone who had difficulty in these kinds of agreements in the past.

---

**Q21. Is there anything you would change?**

Allow tenants to appeal decisions or write letters of explanation to satisfy the concerns a landlord might have.

---

**Q22. What rental history information is most concerning to you?**

I have worked in multiple transitional housing related programs in the past and feel it is most effective to all concerned parties to be honest and accountable for past behavior. By hiding past information you may unintentionally be limiting a person's integrity.

---

**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

I support immigrant settlement and housing programs. I ask, again, that you create a third party program to manage the risks you are asking small business owners (landlords) to take on. I would not be opposed to renting to someone with limited background information if there could be an additional responsible party involved.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would likely consider taking my rental off the market.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Please consider an office of housing support. I believe if you want landlords (many of us with one unit) to take on the risks you propose, there needs to be an additional social services presence. I think many landlords would be willing to help a renter with the concerns mentioned in this proposal if that risk was managed somewhat.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I recently became a landlord- only a few years ago- and have been surprised and disappointed by the actions the City has taken. There is a tone of blame and judgement toward those of us willing to rent nice homes to fellow Olympians. I realize there are some negligent landlords out there and I support enforcement of landlord-tenant law. But please consider how these policies and your communication lands with those of us providing good, safe homes. I was a renter for many years and WAS excited to give back to my community in this way. I will consider selling my rental if the City continues down this path. Please consider the inbetween step needed to achieve housing reform. It is not a fair practice to force risk on landlords. Thank you.

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**Respondent No:** 22

**Login:** Registered

**Responded At:** Jul 20, 2025 10:27:36 am

**Last Seen:** Jul 20, 2025 16:29:33 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Thorough screening is important to protect the significant asset that I risk when I rent a unit. My duplex units are worth at least \$200,000 each per the county Assessor. This is exactly like a bank lending someone \$200,000. Banks require all sorts of background information before they make loans. Property owners have similar risks as banks. Therefore we should be able to do the same kinds of screening that banks do.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

see answer to question #3 above.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

This is inadequate to protect my asset. The standard measure of affordability is 30% of income. Thus, income should be 3.3 times the monthly rent.

**Q9. Is there anything you would change?**

This question is unclear. I don't understand it.

**Q10. What income or employment information is most concerning to you?**

We want to rent to good tenants, which I define as (1) takes good care of rentals, (2) gets along with neighbors, and (3) pays rent in full and on time. The information I gather is all directed at these three criteria.

**Q11. Rate your level of support for this policy**

Neutral/unsure

**Q12. Why did you answer this way?**

I don't believe the government should be involved in private business decisions. In spite of that, I may be able to support some of these criteria. However, "the devil is in the details".

**Q13. Is there anything you would change?**

I don't know what this means.

---

**Q14. What convictions or types of convictions concern you most?**

Of course I am most concerned about convictions directly related to the criteria I listed in #10 above.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

The government should not be involved in private business dealings in this way.

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**Q17. Is there anything you would change?**

I don't understand this question.

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**Q18. What credit history information is most concerning to you?**

See #10 above.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

The government should not be involved in private business dealings in this way.

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**Q21. Is there anything you would change?**

unclear

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**Q22. What rental history information is most concerning to you?**

See #10 above.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

This is not an appropriate government role.

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**Q25. Is there anything you would change?**

unclear

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It would be an immense hassle to keep track of all the dos and don'ts, added to all the other dos and don'ts that have been added in recent years.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

This implies setting up a huge bureaucracy for a very limited problem. Let private businesses alone.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Yes. Don't do it.

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**Respondent No:** 23

**Login:** Registered

**Responded At:** Jul 20, 2025 18:04:57 pm

**Last Seen:** Jul 20, 2025 06:39:45 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

These are the common factors that 3rd party tenant screening services consider.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

The Social Security Number is used by the 3rd party tenant screening service to accurately process the check. If there is no SSN, the service won't be able to provide reliable screening result.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

By ensuring a tenant earns at least 2.5x the rent, we help reduce the likelihood that a renter will become financially overburdened by housing costs. This promotes better budgeting for essentials like food, transportation, childcare, and healthcare, reduced reliance on emergency funds to cover rent, which is very common among tenants who over-budgeted. That said, this requirement acts as a protective buffer, not a barrier - and aims to avoid placing renters in units they may struggle to afford in the long term. Tenants who pay rents within their budget tend to have a peace of mind, stay longer to build connections with the community, and less likely to experience eviction that can be disruptive. Allowing combined income to meet the requirement may cause instability to the whole unit, because if one contributor can no longer pay, the remaining members may not be able to cover the rent, increasing the risk of eviction and disruption. This could place undue financial strain on families and undermine the tenant's long-term housing stability.

Q9. **Is there anything you would change?**

HUD generally defines "rent-burdened" households as those paying more than 30% of income on rent. A 2.5x multiplier equates to 40%, which allows room for flexibility while staying close to federal affordability guidelines. I wouldn't change the ratio for the reasons stated above.

Q10. **What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

As a housing provider, I am legally and ethically obligated to provide a safe, stable, and secure environment for ALL tenants, and also my responsibility to the neighbors and the community. The proposed policy to limit the use of criminal convictions in tenant screening - while well-intentioned - raises serious concerns related to public safety, property protection, and legal liability. I do not support the proposal in its current form for the following reasons: it could increase tenant-on-tenant threat and lost trust from the community. The 5-Year time limit is arbitrary and risky because it removes landlord discretion to consider the severity, frequency, and context of past crimes, thus may force landlords to accept tenants who pose legitimate risk, particularly to families, seniors, or vulnerable residents. While I understand that an arrest is not a conviction, repeated arrests - even without conviction - can reveal patterns of problematic or risky behavior. Banning this information entirely limits our ability to protect the rights of other tenants to enjoy a peaceful and safe environment. While I fully support second chance, overriding landlord discretion sets a dangerous precedent and can increase the risk of legal liability, financial damage and tenant turnover when they don't feel safe.

**Q13. Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

Sex offenses, drug dealing, violence, theft, etc.

**Q15. Rate your level of support for this policy**

Do not support

**Q16. Why did you answer this way?**

The proposal removes vital tools needed to assess a tenant's ability and likelihood to pay rent consistently and on time. Credit history is one of the only objective indicators of financial reliability. Eliminating this from the screening process removes a neutral, data-based way to fairly assess tenant, and disadvantages tenants who are financially stable. The absence of credit history means there is no track record to evaluate, a significant unknown.

**Q17. Is there anything you would change?**

not answered

**Q18. What credit history information is most concerning to you?**

Rental collection

**Q19. Rate your level of support for this policy**

Do not support

**Q20. Why did you answer this way?**

Rental history is one of the most predictive indicators of future tenant performance. Eviction filings, even when settled or dismissed, often stem from serious tenancy issues such as nonpayment, lease violation, property damage, etc. Many landlords settle cases to avoid legal costs, not because the tenant was faultless. If landlords are barred from considering these filings - even if they ended in settlement or withdrawal - they are denied the ability to understand the full rental history, not just the legal outcome. The policy penalizes responsible tenants. Tenants who have consistently paid on time and maintained good standing deserve to be evaluated on their positive records. But if landlords are forced to treat all applicants the same—regardless of whether they've faced evictions or housing instability—it undermines fair, merit-based screening and could disincentivize responsible tenant behavior.



**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Nonpayment, compliant from the neighbors.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

As a housing provider, I fully support welcoming communities and the inclusion of immigrants and refugees in stable housing. However, the proposal to limit or prohibit the collection of key identity and eligibility information—such as Social Security numbers (SSNs). SSN and verified identification are essential for background checks, for criminal background screening and financial responsibility. Screening is not about discrimination — it is about verifying identity and risk in the same manner for all applicants. Alternative document may not be reliable because there is inability to verify foreign-issue records, facing greater risk of forged documents. Landlords are not trained immigration officers or international document experts. Being required to accept unknown or unverifiable documents places undue risk and burden on property owners.

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**Q25. Is there anything you would change?**

Landlords should not be asked to compromise the safety and viability of their properties in ways that they are unprepared or unqualified to manage. A better solution would be to partner with government or nonprofit agencies that can assist in screening and housing placement, while maintaining basic verification standards.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

The impact would be significant, affecting the financial viability, legal risk, and operational stability of my business: inability to ensure a safe environment to all tenants and the neighbors; reduced ability to assess risk and ensure tenant stability; increased operational and legal liability. If some applicants are exempt from providing income verification, rental history, SSNs, or background checks - while others are not - it erodes consistency and fairness in tenant selection. It puts landlords at risk of discrimination claims, even when trying to comply. Treating responsible tenants and higher-risk tenants as equally qualified undermines fairness.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

While I strongly support fair housing, second chances, and access to housing, these proposals go too far by removing essential safeguards, rather than improving transparency and shared responsibility. The result would be fewer rental units, higher rents, and less stability for both landlords and tenants.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 24

**Login:** Registered

**Responded At:** Jul 21, 2025 11:42:11 am

**Last Seen:** Jul 21, 2025 18:23:30 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	<b>Other (please specify)</b> We use our past and present tenants to find their friends and associates who want housing and are reliable and honest. We then have coffee and interview them (and them us). In this market we always find good tenants.
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Creating a trustworthy relationship with our tenants works best!
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	I don't need their personal information.
Q7. Rate your level of support for this policy	Fully support
Q8. Why did you answer this way?	Seems fair and fits the reality of the rent vs income most renters pay in Thurston (40%+)
Q9. Is there anything you would change?	Allow non traditional income statements
Q10. What income or employment information is most concerning to you?	Not sure what you mean
Q11. Rate your level of support for this policy	Fully support
Q12. Why did you answer this way?	Wouldn't effect my process for screening
Q13. Is there anything you would change?	not answered

**Q14. What convictions or types of convictions concern you most?**

Violent crimes

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**Q15. Rate your level of support for this policy**

Fully support

---

**Q16. Why did you answer this way?**

Sounds fair and doesn't effect my screening process

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Fully support

---

**Q20. Why did you answer this way?**

Sounds fair and doesn't effect my screening process

---

**Q21. Is there anything you would change?**

not answered

---

**Q22. What rental history information is most concerning to you?**

not answered

---

**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

Sounds fair and doesn't effect my screening process I've had refugee tenants and what made it safer was a group of supporters to handle issues (language, etc)

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Not at all for my 4 units in the city

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 25

**Login:** Registered

**Responded At:** Jul 21, 2025 13:03:41 pm

**Last Seen:** Jul 21, 2025 19:36:48 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties outside Olympia  
Former landlord/property manager in Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We use the criminal background check selectively. For example, many applicants already have criminal background checks through their employment, and we will just use those. Also, we do not collect social security numbers on all applicants. We wait until the first qualified applicant has a complete application, and only then do we request the social number. That way, applicants who will not end up renting the property do not have to supply it.

**Q4. Do you require applicants to provide a Social Security number?**

No

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

The only applicant who has to provide their ss number is the first qualified applicant to complete the application. Then, we use the ss number to do the background check, unless they already have one through work. We have used employment references and former landlord references when there is no ss number.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

I am a small landlord renting one single-family house. I lose money on this proposition already. I cannot risk losing more money, or I'd have to sell the unit, thus removing a desirable rental property from the market. I am an attentive, responsible landlord, not a corporate entity or some stereotype of a fat cat rich landlord. I can't risk the tenant not being able to make rent.

**Q9. Is there anything you would change?**

I think that landlord/tenant laws should consider the significant differences in the circumstances and business models of local landlords who own 1-2 properties versus large, often not local, corporations or businesses. Small landlords are SMALL BUSINESSES who should not be held responsible for fixing the housing crisis. We are not the problem. We are just trying to make ends meet.

**Q10. What income or employment information is most concerning to you?**

Income that is seasonal, not stable, or not high enough to afford the rent, combined with either a lot of debt or limited assets.

Q11. **Rate your level of support for this policy**

Neutral/unsure

Q12. **Why did you answer this way?**

We've never had an applicant with a criminal record, so I have no personal experience. If I were to have to rent to someone with a conviction, it would be important to me that 1) They can pay the rent 2) They care for the property and 3) If they do not do #1 or #2, it needs to not be too hard to evict them.

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

Violence, domestic violence, sexual offense, robbery/burglary, repeated offenses, repeated or recent DUI.

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

I don't care where the money comes from (as long as it's honest). But the person needs to be able to pay the rent. If the law is going to prevent me from getting reasonable assurance the person can and will pay, then I can't stay in business. Again, it's not the landlord's responsibility to solve the housing crisis.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

Failure to pay rent.

Q19. **Rate your level of support for this policy**

Neutral/unsure

Q20. **Why did you answer this way?**

I just don't think you can look at this stuff in isolation. I'm pretty comfortable renting to someone with maybe one issue in the past and ample income to make the rent. But if there are multiple issues, or their income still barely cuts it, then I would need to be able to NOT rent to the person with the bad history. Especially if there were any open question about whether they damaged the property.

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

Property damage, not paying rent, illegal activity on the property, neighbor complaints about noise, garbage, aggressive dog, etc.

Q23. **Rate your level of support for this policy**

Somewhat support

**Q24. Why did you answer this way?**

If they don't have an ss number, there needs to be an alternative way for me to get information. Again, I'm running a small business, not a housing nonprofit. I do not get grants to rent to people who cannot pay their rent or who will abuse the property.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

If the city I was a landlord in made it harder to get good tenants, I'd have to sell my property, which is a single-family house in a desirable neighborhood.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Please consider the differences between mom-and-pop landlords and big corporate operations.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 26

**Login:** Registered

**Responded At:** Jul 21, 2025 14:11:00 pm

**Last Seen:** Jul 21, 2025 20:17:30 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

Want to be reasonably assured they will pay the rent and take care of the property. Criminal background check is to make sure my other tenants are not being jepordized.

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

Need SSN in order to get credit check. Tenants could supply their own report as long as I could verify with the credit agency that the report is valid.

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

I don't want prospective tenants to live beyond their means. This would put them at risk of accruing bad credit and leave me with higher risk of having to evict a non-paying tenant.

---

Q9. Is there anything you would change?

I am willing to negotiate with prospective tenant if they have strong recommendations from previous landlord or similar source.

---

Q10. What income or employment information is most concerning to you?

longevity of employment. Want stable tenants for long term

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Q11. Rate your level of support for this policy	Somewhat support
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Q12. Why did you answer this way?

I'm not a perfect person. I would consider the circumstances. Would need to provide past landlord recommendations.

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**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

assault, rape, falsifying business records, & murder, drug sales or manufacturing.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

Tell me up front so there isn't a surprise when I run a credit check. I've rented to family who had filed for bankruptcy, but they explained the circumstances and what they were doing to re-establish their credit. Matched the credit report, so I took a risk and rented to them. It depends on the character of the people.

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**Q17. Is there anything you would change?**

Hard to quantify a persons character, but it matters.

---

**Q18. What credit history information is most concerning to you?**

current income, outstanding debts, unresolved claims

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Any eviction raises concern. Good tenants don't get evicted. A strong recommendation from a previous landlord would be the most valuable piece of evidence they could provide to assure me that they would make good tenants.

---

**Q21. Is there anything you would change?**

It's a judgement call for the landlord.

---

**Q22. What rental history information is most concerning to you?**

Previous landlord referral. I keep on good terms with my tenants and would have no problem providing them a referral. I want the same. Rent paid on time, the property was taken care, and they didn't cause issues with other tenants.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

current politics. Don't want a tenant to be hauled off in the middle of the night and be left with a household of their property to deal with. Again, I want credit check, background check, rental history referral.

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**Q25. Is there anything you would change?**

Don't put me in the position of being a bad guy.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Makes me an outlaw for being prudent

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Current landlord/tenant laws seem adequate. Smaller landlords probably take the time to listen to hardships and make a judgement call, but don't force me.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Making me want to sell Olympia property soon

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**Respondent No:** 27

**Login:** Registered

**Responded At:** Jul 21, 2025 14:18:06 pm

**Last Seen:** Jul 21, 2025 20:27:19 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We are creating a partnership with the owners for whom we manage (or ourselves if we own that particular property), the residents to whom we rent the home and the community in which the home is located. We want to know as much as possible about an applicant to mitigate risk for all involved. We do not utilize just a credit score but a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a property.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Require SS# for full background screening and identification. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong. We do make other accommodations for particular housing that target sub-populations such as refugees who are working with an NGO and have wrap around support and an owner of a property who is willing to take the added risks.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

Restricting income/rent ratios means higher risks of failure should something go wrong. We try not to put potential residents in situations in which they may fail, and we see applicants who want to push their resources to the limits when alternatives are available. In some of the lower end small multiplexes we lease out, we will work with owners if all other things considered in the background checks are strong to make exceptions. With a policy limiting the income/rent ratio you are asking owners of properties to turn over an asset of very high value with fewer and fewer safeguards.

**Q9. Is there anything you would change?**

Unrelated parties (room mates) are very difficult to manage without each having some ability to provide for the entire rent of a property. What we have seen over and over is that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.

---

**Q10. What income or employment information is most concerning to you?**

Be able to provide stable - long-term verification of employment and not spend more than 35% or so of income on housing. Leave it up to the housing providers to set their own criteria - if they are too strict then they will have long vacancies or need to rent at a lower market rate.

---

**Q11. Rate your level of support for this policy**

Neutral/unsure

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**Q12. Why did you answer this way?**

I do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. We already are required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if we move someone into a community and something really bad happens). Not sure what the magic number is with 5 yrs. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

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**Q13. Is there anything you would change?**

Get rid of the 5 year restriction.

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**Q14. What convictions or types of convictions concern you most?**

Against people and property.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

We already are flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage) means a household could easily drop into crisis. We see people who make 10 - 20K per month who are terrible managers of their finances and credit - let the housing providers decide how much risk to accept - remember credit is the number one predictor of how well a household will do in a home.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage things. . .

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered they will accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Communication, Taking care of property, paying on time - in other words - did they follow through with their obligations.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

If all of these are passed you are asking all housing providers to rent to unknown people - the risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending monies on a background check and if they will not, then where they may go to secure housing successfully.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of Tenant Protections is implemented about 10% or so of the managed portfolio's in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with your providers of that product to create any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less of and a more expensive product.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics get in the way. . . let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides well over 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Good will has not developed.

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**Respondent No:** 28

**Login:** Registered

**Responded At:** Jul 21, 2025 17:54:28 pm

**Last Seen:** Jul 22, 2025 00:34:57 am

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I don't how to screen for anything else. I also don't know every law governing this step and don't want to be punished for doing it wrong.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I have no idea why I would ask for this. We have a small and affordable house that we rent. We are not a big business doing this.

Q7. **Rate your level of support for this policy**

Fully support

Q8. **Why did you answer this way?**

We need to lower the housing costs somehow. It's outrageous what people want from renters. It's too hard for people to get into housing and making it worse w so many restrictions.

Q9. **Is there anything you would change?**

Make it easier for small time landlords who want to keep rent low.

Q10. **What income or employment information is most concerning to you?**

I need to know they have a job and earn enough to live.

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

If someone "did their time" then why should I make it harder for them to rent a place to live? As long as they are working and paying rent and following the lease.

Q13. **Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

Sex offenders and violent crimes.

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**Q15. Rate your level of support for this policy**

Fully support

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**Q16. Why did you answer this way?**

The family we are re ting to are in this exact situation. They have been the best renters we've had in a while.

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**Q17. Is there anything you would change?**

Make it easier to report good payment history to the credit bureaus. I have no idea how. Also make it easier for us to evict if needed. We have had to.

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**Q18. What credit history information is most concerning to you?**

Evictions and lots of credit card debt in collections.

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

I do not support the following based on previous experiences that led to eviction. If the people working on this issue for the city have never been landlords, you do not understand this horrible situation that it puts small landlords in. Applicants cannot be rejected based on evictions that were withdrawn, settled or dismissed (the case was dropped or the landlord and tenant came to their own agreement) Applicants cannot be rejected based on evictions where an order of limited dissemination was entered (this is a court order that limits reporting of information about the eviction to credit agencies) Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off)

---

**Q21. Is there anything you would change?**

Evictions need to be closely considered when making a decision to rent.

---

**Q22. What rental history information is most concerning to you?**

Evictions or history of police activity on the property. It only gets worse for the tenants and the landlord.

---

**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

Citizenship does not make a better tenant. Experience has shown time and again that a social security number does not will not magically make someone a hard working contributing member of society. Also we are not ICE and it's not our responsibility to ensure residency.

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**Q25. Is there anything you would change?**

Ensure the person has valid ID and is working with work history.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Don't make it harder to rent. I'd rather pull out affordable little house off the market or make it a short term rental.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Figure out which landlords are small time like us v. bigger companies and help these groups to maximize affordable living options.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 29

**Login:** Registered

**Responded At:** Jul 22, 2025 08:25:49 am

**Last Seen:** Jul 21, 2025 19:40:46 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Verification of the applicant's ability to pay and reliability in doing so in the past.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Our credit check service doesn't provide an option to not supply a social security number.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

Strict policy on rental requirements often has a way of having unintended consequences. While our current internal policy is close to what is proposed I suspect that landlords may find other qualifications to leverage if specific requirements are mandated.

Q9. **Is there anything you would change?**

I would support a range of 2.5 - 3 times rent Lower threshold (ie: 2.5 times rent) should be incentivized by offering a public insurance pool covering missed payments to landlords to defer the risk of a lower threshold.

Q10. **What income or employment information is most concerning to you?**

Verification of steady income and employment.

Q11. **Rate your level of support for this policy** Fully support

Q12. **Why did you answer this way?**

Fits with our existing protocol.

Q13. **Is there anything you would change?**

No



**Q14. What convictions or types of convictions concern you most?**

Violence and sex-offense convictions primarily because many of our properties are multi-unit and it's a common concern of the other tenants.

**Q15. Rate your level of support for this policy**

Do not support

**Q16. Why did you answer this way?**

> Applicants cannot be rejected based on medical debt or education/vocational debt For better or worse, debt that requires payment affects the ability to pay rent which is a major concern as a small business. Again, if the City wants to require landlords to take higher-risk tenants it would make sense to offer some form of community insurance or support to broaden the risk beyond the individual property owners. > Housing Choice Voucher Irrelevant, already protected in Washington state, please don't add duplicative regulations. > Cosigner Cosigners are problematic because it requires a secondary level of checking to understand the cosigner's financial capabilities and obligations. While not strictly opposed to cosigners there a much riskier option for landlords. If the cosigner was a government agency I'd be okay with a mandate to ignore credit history behavior but with individuals I'd be very concerned with being required to accept that term.

**Q17. Is there anything you would change?**

Perhaps re-word: "Applicants cannot be rejected based on medical debt or education/vocational debt " to include the word "solely" ie: Applicants cannot be rejected based solely on medical debt or education/vocational debt - Strike language around co-signer. - Strike language around "Housing Choice Voucher" since this is already protected by state statute. Varying language from City and State rental regulation creates confusion.

**Q18. What credit history information is most concerning to you?**

A history of late payments or non-payments – specifically in recent history (credit reports reflect last 7 years of behavior). We have had tenants with credit history problems who've been open about that and we worked to find a mutually acceptable way to move forward.

**Q19. Rate your level of support for this policy**

Somewhat support

**Q20. Why did you answer this way?**

In general I agree with the points except: > Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off) It would depend on the situation - was the eviction recent, were there extenuating circumstances the led to eviction (health issue, job loss, etc.). While not a absolute reason to reject an applicant it's important to be able to have a dialog with a potential tenant about their past choices to mitigate the risk of offering them a lease.

**Q21. Is there anything you would change?**

Strike "Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off) " point or add a specific timeline (ie: "That are more than 5 years past")

**Q22. What rental history information is most concerning to you?**

A history of non-payment, late payment or eviction is generally indicative of future behavior in our practical experience.

**Q23. Rate your level of support for this policy**

Fully support

**Q24. Why did you answer this way?**

Fits with existing protocol – we'd need to figure out a way to establish eligibility without a social security number (our credit-report service leverages it currently) but if/when that situation occurs we could work on an alternative way to get documentation.

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**Q25. Is there anything you would change?**

No

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would not make any further investments in additional properties in Olympia and likely proceed in a long-term plan to sell our rental properties in Olympia.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Work with the State to create a unified framework for rental regulation so that Olympia isn't adding an additional layer of complexity on top of existing County, State and Federal regulations. Think about nuance in how regulation would apply to small and large landlords – specifically for the ability of a small landlord's ability to accept riskier contracts than one with a larger portfolio of units.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Would love to see a more two-sided regulatory approach where the City offers incentives for specific behaviors - ie: provide a insurance risk-pool if you want to encourage landlords to take higher-risk tenants.

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**Respondent No:** 30

**Login:** Registered

**Responded At:** Jul 22, 2025 13:54:33 pm

**Last Seen:** Jul 22, 2025 19:21:55 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Rental history check (evictions, references, etc)  
**Other (please specify)**  
employment verification if needed.

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

They are a verification of the tenant's risk management to ensure they have a good debt to income ratio, good relations with paying on time, good previous landlord tenant relations and to ensure the safety and comfort of all tenants in the building are harmonious. Having a locked building and vetted tenants is something I hear a great big thank you to prospective tenants and also law enforcement . THis helps remediate safety and security inside the building, lack of drama and chaos in the building is part of the compliance a Landlord must have for the right of quiet enjoyment for all tenants.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

A driver's license and passport along with all other form of accountability a prospective tenant can provide whether a non-resident of the USA or not helps us to ensure someone is not committing fraud and true proof of applicant and not someone with a stolen identity.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

Because if the "household " is friends/roommates and something happen and a separation occurs, the one left cannot afford the rent, and the landlord has an issue! Anyone 18 or older needs to be able to afford the rent and Utilites moving into a unit. This is called risk management and remedies problems of problems of rent payment.

Q9. **Is there anything you would change?**

Eliminate Households can use combined income to meet this requirement

Q10. **What income or employment information is most concerning to you?**

A job with either a job offer letter and or current pay stubs a total of (3). Calling the current employer to verify they are currently employed. IF someone is working remotely, we need to confirm they still have a job if moving from another city, state, country.

**Q11. Rate your level of support for this policy**

Somewhat support

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**Q12. Why did you answer this way?**

if rejected, an applicant may provide additional information about their conviction or current circumstances (positive references, completion of treatment program, etc.) that a landlord may consider- IF this "time" is shorter time than 1 year: This type of conduct is a threat in multifamily living; with repeat offence, domestic issues affecting neighbors, damage to property, loss of quiet enjoyment from neighbors, threat of tenants abandoning property to be free of offender. These are all examples of things that happened with this type of approval on an application within my tenure.

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**Q13. Is there anything you would change?**

hold the offence to 7 years. Applicants can't be rejected based on convictions older than 5 years, unless the offense is related to violence against another person, property damage, manufacture of illegal drugs, or the person must register as a sex offender for life

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**Q14. What convictions or types of convictions concern you most?**

FOR multifamily: Felonies, Chronic offender, domestic violence, theft, robbery, battery assault, noise ordinance with vehicles,

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

Agree with others, need more quality and compliance with the experience with "housing Choice Voucher program" Applicants cannot be rejected based on their credit history if they pay their rent using a Housing Choice Voucher or have a cosigner who has guaranteed their rent payments. If the tenant doesn't pay utilities, there can be damage to the property from neglect. IF a person cannot afford to live in space and they don't have enough income for basic needs, the landlord is the one that usually does not get paid. I have had housing not cover people on a regular payment schedule, and housing did not cover their damage to the property.

---

**Q17. Is there anything you would change?**

Eliminate: Applicants cannot be rejected based on their credit history if they pay their rent using a Housing Choice Voucher or have a cosigner who has guaranteed their rent payments Credit history is a very important part of the landlord tenant relationship and the landlord risk mitigation process. Just like banks, insurance company, auto companies, etc. the Landlord needs assurance of payment, and this has been the best way of ensuring best risk practice and has been used since I started in the industry in the 80's.

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**Q18. What credit history information is most concerning to you?**

Credit score under 650. Most credit under 600 is due to severe violation of payment, contract violations, and terms of repayment by a consumer.

---

**Q19. Rate your level of support for this policy**

Somewhat support

**Q20. Why did you answer this way?**

Applicants cannot be rejected based on no-fault evictions (such as if the landlord needed to move back into the unit, or the landlord decided to sell the unit) The owner of a property has a right to own the property and comply with laws. If the tenant is in a month to month and the owner changes their mind or is in need to live in their property, then a proper notice to vacate can be issued to the tenant and the OWNER of the properties rights should be available since they pay all expenses, taxes, etc. to live in their home if they need to . An investment owner or small 1 time property owner using their home as an investment, can change their minds and sell. The "contract" or "lease" runs with the land but if it is in a month to month the owner can give legal proper notice and also sell if they choose to do so.

---

**Q21. Is there anything you would change?**

Eliminate: Applicants cannot be rejected based on no-fault evictions (such as if the landlord needed to move back into the unit, or the landlord decided to sell the unit)

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**Q22. What rental history information is most concerning to you?**

nonpayment excessive wear and tear property damage

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**Q23. Rate your level of support for this policy**                      Somewhat support

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**Q24. Why did you answer this way?**

Applicants may not be asked about their lawful presence in the U.S. This can cause an abandonment of the tenant if they have legal issues or choose to go home and not complete their lease term. Landlords would not be able to properly serve a tenant not in county with collection efforts.

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**Q25. Is there anything you would change?**

Eliminate Applicants may not be asked about their lawful presence in the U.S.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

The city are the ones making rent increase constantly based on not allowing a landlord the right to maintain/control their rentals. The new program costs tens of thousands of dollars and that needs to be offset, so the tenants pay for it. Then not allowing a nonrefundable fee for pets also creates a larger maintenance expense for a landlord having to continue to clean up common areas. We need to offset that expense. Allowing people who truly can't afford a unit, costs more in turn over expenses and getting it back to market quality.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Do not get involved in small business practices that do not support the rental community. Your thoughts on some issues/policy/expenses have caused increase in rent for small businesses to offset expense they didn't have to, until you tried to create a position within your city government that requires a Broker's license and continued continuing education along with business smarts of how the process really works in property management. You have reduced the number of available properties and units based on your policies that restrict owners and landlords on business restrictions that supports both Landlord and tenants within the new "housing program".

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Overreaching arms are not the best business practice.

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**Respondent No:** 31

**Login:** Registered

**Responded At:** Jul 22, 2025 20:36:38 pm

**Last Seen:** Jul 23, 2025 02:43:12 am

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia  
Former landlord/property manager in Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I am a member of Washington Landlord Association and use their application form and screening provider. I try to check with the county clerk (on line) and previous landlords, as well as their employer.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I am a small landlord, going down from 4 houses in 1989 to 1 in 2025. No one has applied without a SSN.

**Q7. Rate your level of support for this policy**

Neutral/unsure

**Q8. Why did you answer this way?**

I accept close to the stated range. However, I stated my requirement as \$3,800 plus rent (in 2023). My rent then was \$2,200.

**Q9. Is there anything you would change?**

No.

**Q10. What income or employment information is most concerning to you?**

I hope for stability. I want tenants for whom being able to pay rent is top priority.

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

I do not want a burglar or other criminal who just got out of jail.

**Q13. Is there anything you would change?**

Replace "convictions" with "convictions or completion of supervision by authorities."

**Q14. What convictions or types of convictions concern you most?**

Crimes against persons or property, including financial crimes.

---

**Q15. Rate your level of support for this policy**

Somewhat support

---

**Q16. Why did you answer this way?**

My applicants have credit history. (I don't rent to teenagers.) I do not accept a cosigner for a person I would otherwise reject.

---

**Q17. Is there anything you would change?**

I do not understand this question. I would not add more requirements to what we already have.

---

**Q18. What credit history information is most concerning to you?**

If people don't pay their bills (I don't care about medical - that's the hospital's problem), I don't want to rent to them.

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

I generally support this, but want to hear what the landlord had to say. Judgments against the tenant may well be far less than the harm done to the landlord. Still, a bad tenant wouldn't even pay the inadequate amount of the judgment.

---

**Q21. Is there anything you would change?**

From what?

---

**Q22. What rental history information is most concerning to you?**

Frequent moves, bad landlord references.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

I require a Social Security Number, because my screening service requires it. My rental unit is a house, not a room. I am not concerned about lawful presence, beyond not wanting the government breaking down doors to snatch my tenant.

---

**Q25. Is there anything you would change?**

My heart goes out for immigrants and refugees, and I'm certain some of my past tenants were immigrants. My worst tenants were what I would consider (after the fact) as "white trash." I once had a Jewish tenant living close to an Arab tenant. I doubt that they knew each other, but both were excellent tenants.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

If I can't get the tenant I want, I would sell. I did this twice before, and I would do it again.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I think, after doing this in Olympia since 1989, that I am doing the right thing. I don't think the City always gets it right. Please consider my comments.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I am very concerned about the inspection program. Housing was more available when people lived with minor deviations from the perfect. An inspector might decide that his job was to find a problem. When a house is for sale, problems are negotiated between buyer and seller. The City has a program to find a problem, require repairs, and re-inspect. The problem might even have been the fault of the tenant. This could be an unreasonable burdensome cost to the landlord. Then the City threatens to condemn the property. This is a taking.

---





**Respondent No:** 32

**Login:** Registered

**Responded At:** Jul 23, 2025 06:04:22 am

**Last Seen:** Jul 23, 2025 12:42:18 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Rental history check (evictions, references, etc)

**Other (please specify)**

For one of my properties the management company screened in the typical way, and for my other property we no longer used the management company and did no screening at all but went by a referral only.

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

The management company followed their normal procedure

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

One of my renters was required to provide a social security number by the management company. I no longer used the management company when I found my other renter and already knew she was undocumented and did not request a social security number.

Q7. **Rate your level of support for this policy**

Fully support

Q8. **Why did you answer this way?**

Not realistic for many dependable renters to prove this

Q9. **Is there anything you would change?**

No

Q10. **What income or employment information is most concerning to you?**

Multiple firings

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

People grow and change

**Q13. Is there anything you would change?**

not answered

---

**Q14. What convictions or types of convictions concern you most?**

Violent and sex offences

---

**Q15. Rate your level of support for this policy**

Somewhat support

---

**Q16. Why did you answer this way?**

Credit history is not always reflective of a person's ability/willingness to pay rent regularly

---

**Q17. Is there anything you would change?**

Not sure

---

**Q18. What credit history information is most concerning to you?**

Bankruptcies, abandoned debt

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

Disallowing settled evictions makes me nervous

---

**Q21. Is there anything you would change?**

Not sure

---

**Q22. What rental history information is most concerning to you?**

Lack of payment, property damage, crimes committed in rental property

---

**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

I don't believe citizenship or work eligibility status should be tied to housing

---

**Q25. Is there anything you would change?**

My only concern is forcing landlords who are bigoted to rent to undocumented renters. I hope there is some further explicit protection in place so such landlords cannot hold their renters' status over their heads and threaten to report them to ICE, or actually report them in lieu of proper notice to vacate processes.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

At present, it would not change how I do business

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 33

**Login:** Registered

**Responded At:** Jul 24, 2025 12:27:48 pm

**Last Seen:** Jul 24, 2025 18:53:19 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc) Other (please specify) We use Zillow application process
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Because we want to make sure the tenant will be able to pay their rent, take care of the property, and not cause problems with the other tenants we have in the other units.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	not answered
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	We advertise and have tenants apply through Zillow. It is part of their process.
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	Combined income is fine. Most couples both people work. However, not allowing the 2.5 times the rent is setting the tenants up for failure. One bad week or emergency expense and they won't make the rent.
Q9. Is there anything you would change?	Remove the ban on requiring 2.5 times the rent.
Q10. What income or employment information is most concerning to you?	Gig work is a huge problem. It is hard to verify and inconsistent.
Q11. Rate your level of support for this policy	Somewhat support
Q12. Why did you answer this way?	The list of banned crimes is vague. Make a list using the actual names of offences.

**Q13. Is there anything you would change?**

We want tenants to be good neighbors. Add things like menacing, threatening people, etc.

---

**Q14. What convictions or types of convictions concern you most?**

Sex offences, violence, property damage

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

I'm ok with the limited or no credit history. Young people have to start somewhere. But the other parts are a problem . No matter the source, if they are paying a huge portion of their monthly income on debt, they are unlikely to be able to pay their rent and utilities. Leading to their eviction. Yes, student loans and medical debt are a problem, but don't force landlords to take on tenants they will have to evict.

---

**Q17. Is there anything you would change?**

Focus on helping people get their finances in order, increasing their income, getting skills, etc. not on forcing landlords to take on tenants who will have difficulty paying their rent.

---

**Q18. What credit history information is most concerning to you?**

The amount of debt people are taking on.

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

Seems reasonable, but I don't know enough about this topic to provide much information.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Paying their rent on time and evictions. Also, if their prior landlord would rent to them again.

---

**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

Not sure what you mean about alternative documents for eligibility? Does that include income? If so, what are alternative documents? Also, how do we run a background check on someone with out a SS number?

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It would make me consider selling the two duplexes we have to a corporation that has the resources to deal with the extra paperwork.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Focus on helping people get their finances in order and their role as a tenant.. Job training, personal finance, getting debt written off, how to apply for jobs, etc. and their role as a tenant - take care of the property, be a good neighbor and pay their rent and utilities.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Work with all of Thurston county to create one set of rules for everyone and a support network for tenants and landlords.

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**Respondent No:** 34

**Login:** Registered

**Responded At:** Jul 24, 2025 15:43:55 pm

**Last Seen:** Jul 24, 2025 22:11:37 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc) <b>Other (please specify)</b> Interview
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	<p>My house is my largest investment and retirement nestegg. I want to ensure tenants are not just be able to pay rent, but will actually pay it and take decent care of the house. Unfortunately people with high job turnover, lengthy criminal records, history of evictions, and poor references are more likely to balk on rent and cause property damage, which in turn puts my fancial security at risk.</p>
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	<p>Necessary for credit check</p>
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	<p>The 2.5x rent requirement is fine, but using combined household income is vague and can be a slippery slope. What defines household income? Roommate situations, unstable relationships, etc may qualify by combining income but there is high likelihood of people moving out, breakups, etc resulting in tenants not making enough to cover rent.</p>
Q9. Is there anything you would change?	<p>Define combined income as legal household, ie family or domestic partnership income as reported on tax return.</p>
Q10. What income or employment information is most concerning to you?	<p>Dollar amount and stability...</p>
Q11. Rate your level of support for this policy	Fully support

**Q12. Why did you answer this way?**

This is common sense reform. I am all for second chances. People who have not been convicted of a serious crime in 5+ years and meet other rental requirements seem low risk. Exceptions for sex offenders, DV convictions, etc also make sense.

---

**Q13. Is there anything you would change?**

Add "and have not been incarcerated within the last 5 years". This would prevent someone that just got released from a 5 year prison sentence from appearing as if they have not been convicted of a crime in the past 5 years.

---

**Q14. What convictions or types of convictions concern you most?**

Violent crimes, domestic violence, sex offenses

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

Like it or not credit is the best system we have for judging ones financial trustworthiness. While i empathize with those with medical and/or student debt, it is still debt. If that debt and associated payments means they cannot afford rent then i will not rent to them. It should not be a legal requirement for someone elses hardship to become my hardship.

---

**Q17. Is there anything you would change?**

Remove this in its entirety

---

**Q18. What credit history information is most concerning to you?**

Payment history, total debt

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Evictions are serious and people with eviction history are statistically more likely to receive a 2nd eviction than someone without eviction history is likely to receive their first.

---

**Q21. Is there anything you would change?**

Eliminate everything except for the no-fault eviction provision

---

**Q22. What rental history information is most concerning to you?**

Not eviction so much as references and past behavior as a tenant and condition they left their property in upon move out

---

**Q23. Rate your level of support for this policy**

Somewhat support

---

**Q24. Why did you answer this way?**

Landlords should be able to know if their tenants are in the country legally. Current federal immigration policies, although extremely unfortunate, are reality. Landlords should not have to deal with unexpected vacancy or remaining tenants ability to pay rent if their tenant (or working member of their household) is detained/deported. I am okay with the other provisions allowing for alternate methods to screening besides SSN.

---

**Q25. Is there anything you would change?**

Remove the last provision about ability of landlord to ask legal immigration status.

---



**Q26. If the City implemented these policies, how it would it impact how you do business?**

Probably would sell my house or disregard the policies

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If the city were to enact these laws it puts so much financial risk on property owners. The city should provide vouchers to property owners in cases of lost rent for any instance in which property owners experience financial losses due to these laws. Basically, if you think these laws are the solution, put your money where your mouth is and guarantee landlords can pay their mortgage.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

No

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**Respondent No:** 35

**Login:** Registered

**Responded At:** Jul 24, 2025 18:03:14 pm

**Last Seen:** Jul 24, 2025 23:26:29 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Because this allows me to see the financial ability of applicants afford to pay the rent. I have had applicants tell me that they are borrowing form their 401K to pay the first month rent. I asked them how they intended to pay the second month rent. They said that they didn't know. You do no one a favor by letting them get into a lease that they cannot afford. I do a criminal check to ensure that everyone stays safe. I rent a duplex to families with children. I don't automatically reject on the basis of criminal check. I let them explain. I am currently renting to single moms, minorities and immigrants. I keep my rents low.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

This is the only way that I can do a credit check. I have to ensure that they can afford the rental amount. If you take away the ability to complete a credit check, then I will end up with people who cannot afford to pay. This will cause evictions & great expense to me. I currently keep my rents low as a service to these people. City regulations so far are causing increased expenses to me. If the City continues to increase costs, my tenants will be forces out by rent increases.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

I do not support this. It should be 3 times the monthly rent and should be able to consider their other expenses. People come to me with records showing payments for a new car. They really want to rent this nice house but cannot afford it. We are not doing them a favor by letting them rent a house that they cannot afford & getting evicted. Also, I have a problem with combined income to meet the requirement. People come to me with 4 people wanting to rent to meet the income requirement. Then suddenly someone moves out and they cannot afford the rent anymore. Again, we are not doing anyone a favor by letting them enter into a lease that they cannot afford.

**Q9. Is there anything you would change?**

Again, I have to ensure that people can afford the rent. Sometimes they get so excited and want to rent the place that they don't consider the consequences. Evictions are very emotional & expensive. Landlords need to be sure that tenants can afford the place before renting to them. One eviction will cause me to raise rents to cover the possibility. Income must be 3 times the rental amount & cumulative incomes should not be allowed because, if someone moves, then they can no longer afford the rent.

---

**Q10. What income or employment information is most concerning to you?**

They must have a job or source of income. I have had people tell me that they are going to get a job making \$XXX.##, but that never happens. I have to ensure that they can pay the rent.

---

**Q11. Rate your level of support for this policy**                      Somewhat support

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**Q12. Why did you answer this way?**

I do let applicants explain their arrest records and I do currently have a tenant that explained her record and I rented to her. That doesn't mean that I would do it for everyone. I have to look at the explanation and make a decision. I did have a previous tenant that had an old drug record but explained it to me and I took the chance and rented to him. It worked it well. It was a judgement call. I have to be sure of the safety of other tenants. I also rented to someone with an old drug conviction, and it turned out that they were continuing to use drugs and just had not been caught. They immediately started using drugs and compromised the safety of other tenants. Should not be mandatory to rent to them.

---

**Q13. Is there anything you would change?**

I let people explain their conviction, then I have to make a judgement call. Foremost is the safety of all tenants. Because their best friend provides a letter that says that they are good people does not mean a lot. It should not be mandatory to rent to them. I had a lady that had a DUI. Of course this was non-violent. She explained that it was a bad mistake and now she has a young daughter and could not do that again. A current in the same duplex vouched for her & said that she would want her for a neighbor. I rented to her and it worked out well.

---

**Q14. What convictions or types of convictions concern you most?**

Violence against property and people. Also, sex offenders. I have to ensure the safety of all tenants.

---

**Q15. Rate your level of support for this policy**                      Do not support

---

**Q16. Why did you answer this way?**

I have to ensure that people can pay their rent. This allows me to keep the rents low. If I get a bunch of evictions, then my costs go up and I have to raise rents. All credit history should be considered including medical and educational. If they have no credit history, then they have to do something else to make me believe that they can afford rent. I have only had one person apply who had no rental history. That was because she had bad credit and was using a different name. I am concerned for people who have a housing voucher and bad credit. How can they afford their portion. A co-signor doesn't work well. I have done this before and the co-signor refused to pay. You have to evict the tenant and sue the co-signor.

---

**Q17. Is there anything you would change?**

See item 16. I have to be sure that the tenant can pay. Evictions are expensive and would cause me to raise rent.

---

**Q18. What credit history information is most concerning to you?**

Large current bills or missed payments. Evictions are also a major concern. If they cannot pay their current bills, how can they afford to pay rent.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Judgements that have been satisfied should be considered. The tenant forced an eviction and lost. It forced great expense on the landlord for court costs. If I get an eviction, it is emotional and expensive. It will force me to raise rent. No-fault judgement, where a landlord wanted to move in or sell and had to take a tenant to court are emotional and expensive. Tenant should have moved per the rental agreement. This caused great expense to the landlord. It should be considered.

---

**Q21. Is there anything you would change?**

See #20.

---

**Q22. What rental history information is most concerning to you?**

Evictions where the tenant was at fault. Evictions are expensive. Greater expenses cause rents to increase.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

Tenants have to have an SSN in order to run a credit check. I have to ensure that they can afford the rent. Also, if they are in the US unlawfully, how can anyone expect me to enter a contract with them?

---

**Q25. Is there anything you would change?**

See #24. I have to ensure that the applicant can afford the rent & can complete the terms of the contract. I do rent to several minorities and immigrants.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would have to raise rents or sell my properties.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Understand that "mom & pop" rentals deal with people on a compassionate basis. As opposed to corporations. All of these rules only make it more difficult.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Please understand that landlords are not inherently bad and tenants are not inherently good. The city has been to a rental duplex that I have and has seen how I rent to single mothers and minorities. I keep the rents low, as a service to them. The city should understand that "mom & pop" rentals deal with people on a compassionate basis. We keep rents low because we care about people. All these multitude of rules make it more difficult and rise the expenses for us. This has to get reflected in rental costs.

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**Respondent No:** 36

**Login:** Registered

**Responded At:** Jul 26, 2025 07:56:24 am

**Last Seen:** Jul 26, 2025 14:46:00 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties outside Olympia  
Former landlord/property manager in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Washington Landlord Association and get a single number with recommendation.

Q4. **Do you require applicants to provide a Social Security number?**

Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

ID verification.

Q7. **Rate your level of support for this policy**

Somewhat support

Q8. **Why did you answer this way?**

Need to ensure they can continue to pay rent.

Q9. **Is there anything you would change?**

Not at this time.

Q10. **What income or employment information is most concerning to you?**

Level of income and time of employment.

Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

Goes to character.

Q13. **Is there anything you would change?**

criminal records should be available and used fro screening.

**Q14. What convictions or types of convictions concern you most?**

All criminal.

---

**Q15. Rate your level of support for this policy**

Somewhat support

---

**Q16. Why did you answer this way?**

Need for rent each month to continue operations.

---

**Q17. Is there anything you would change?**

Don't think so.

---

**Q18. What credit history information is most concerning to you?**

Low credit score.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Need to rent for operations.

---

**Q21. Is there anything you would change?**

Not sure.

---

**Q22. What rental history information is most concerning to you?**

Everything dealing with rental history since don't want repeat.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

Don't want sudden removal with no support for remaining tenants.

---

**Q25. Is there anything you would change?**

No.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would not do business in the city of Olympia.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Ensure rent is paid from City fund.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Not at this time.

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**Respondent No:** 37

**Login:** Registered

**Responded At:** Jul 27, 2025 15:50:26 pm

**Last Seen:** Jul 27, 2025 22:38:27 pm

- 
- Q1. **Are you a: (select any or all that apply)** Former landlord/property manager in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Credit check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
I want to know how well people have paid their obligations
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
With a SS# I can check credit
- 
- Q7. **Rate your level of support for this policy** Neutral/unsure
- 
- Q8. **Why did you answer this way?**  
There are often variables so I did not always hold to the At rule
- 
- Q9. **Is there anything you would change?**  
Let property owner decide. This is all too much big brother
- 
- Q10. **What income or employment information is most concerning to you?**  
Longevity
- 
- Q11. **Rate your level of support for this policy** Neutral/unsure
- 
- Q12. **Why did you answer this way?**  
Too much big brothe
- 
- Q13. **Is there anything you would change?**  
Letting the property owner decide. This is too much big brother
- 
- Q14. **What convictions or types of convictions concern you most?**  
Physical violence
-

Q15. **Rate your level of support for this policy**

Somewhat support

Q16. **Why did you answer this way?**

I rented to people with zero credit history. They also had no debt

Q17. **Is there anything you would change?**

Unsure

Q18. **What credit history information is most concerning to you?**

If they have massive consumer debt, I think they might be irresponsible with their money

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

If it's my property, it's also my retirement income. Let me decide

Q21. **Is there anything you would change?**

Bad rule

Q22. **What rental history information is most concerning to you?**

The landlord before the current one

Q23. **Rate your level of support for this policy**

Somewhat support

Q24. **Why did you answer this way?**

I support immigrants coming here.

Q25. **Is there anything you would change?**

My forefathers were immigrants.. I am just lucky

Q26. **If the City implemented these policies, how it would it impact how you do business?**

I sold my rentals because of the new regulations.

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

Change city council members

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

not answered





**Respondent No:** 38

**Login:** Registered

**Responded At:** Jul 27, 2025 22:01:07 pm

**Last Seen:** Jul 28, 2025 04:18:42 am

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
Safe gaurd my investment
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
Match financial data to ss# for id ve4ification
- 
- Q7. **Rate your level of support for this policy** Somewhat support
- 
- Q8. **Why did you answer this way?**  
I would prefer a thresh hold of income = 3 times the rent
- 
- Q9. **Is there anything you would change?**  
Exemt small landlords from rent controls
- 
- Q10. **What income or employment information is most concerning to you?**  
Unstable employment history
- 
- Q11. **Rate your level of support for this policy** Somewhat support
- 
- Q12. **Why did you answer this way?**  
Unforseen circumstances can come into play
- 
- Q13. **Is there anything you would change?**  
not answered
- 
- Q14. **What convictions or types of convictions concern you most?**  
Violent crimes, seex crimes, manufacturing drugs, multiple arrests despite liberal judges catch and release policies.
-

**Q15. Rate your level of support for this policy**

Do not support

**Q16. Why did you answer this way?**

Bullet points one and two are onerous for a small landlord - enough that I with a single duplex may have to sell.

**Q17. Is there anything you would change?**

Liberal socialism is going to cause small landlords to quit this market.

**Q18. What credit history information is most concerning to you?**

Recent bankruptcy

**Q19. Rate your level of support for this policy**

Do not support

**Q20. Why did you answer this way?**

So often a current landlord will acquiesce in court proceedings just to be rid of a problem tenant - what protections are you fostering to protect the landlord?

**Q21. Is there anything you would change?**

Less government oversight.

**Q22. What rental history information is most concerning to you?**

Multiple tenancy in a short time.

**Q23. Rate your level of support for this policy**

Do not support

**Q24. Why did you answer this way?**

Personally, if they show financial competence. I am fine renting to them, furthermore if they are here legally I have no problem.

**Q25. Is there anything you would change?**

not answered

**Q26. If the City implemented these policies, how it would it impact how you do business?**

The more intrusive the more I would consider splitting my duplex into condos and selling them - thus reducing the available rentals - unintended consequences of your far left agenda.

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Just back off with the agenda of landlords bad and renters are victims. I try to treat my tenants as I would like to be treated. My current tenants have been with me for years. Anything needs attention I am there as fast as possible or I hire someone to attend to the issue. I don't need to get a business license and subject my property to inspections since I view my investment as requiring attention to preserve its value.

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I realize there are more tenants than landlords, therefore they are a bigger voting block, but when your restrictions and regulations and mandates become onerous I will exit the Olympia market and not look back.



**Respondent No:** 39

**Login:** Registered

**Responded At:** Jul 28, 2025 11:50:27 am

**Last Seen:** Jul 28, 2025 18:24:03 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To make sure I have someone that is: 1-Safe to be around as a female owner 2-Someone that will pay their bills since I have to pay bills on that place 3-Can afford to live there so I don't have to be a jerk and evict. I don't want someone to be in over their head 4-Find out if they were a good tenant to someone else. I have worked with tenants before that are on the cusp of my approval needs if we can have an open conversation about life. To be honest you start screwing with how I run MY properties that I take a RISK on a perfect stranger and I am going to turn it right back into a commercial listing.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Because I need to verify who they are. I am a SMALL landlord I can't take risks like the big boys can. One bad tenant or situation is a HUGE risk. I have been VERY lucky to have great tenants that I often even create a friendship with.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Because I have had situations go sideways where someone dating or friends apply together and there is some sort of a break up or friendship ending moment and now I am stuck with one person who cannot afford to pay rent alone and have to go back through move out and re-rent situation. Every time you have a new tenant you usually have a minimum of one month w no rent because it takes time to properly clean and turn a unit to and find a new tenant.

Q9. **Is there anything you would change?**

You guys need to stay in your lane. Leave us good landlords alone and go deal with the ones that people file complaints against. You are creating a toxic environment between landlords and tenants. You have everyone so on edge w trusting each other it almost not worth the risk anymore. So many of my friends are over being landlords. I'm selling one rental now and buying a house to rent to direct family so I don't have to deal w this BS

---

**Q10. What income or employment information is most concerning to you?**

That they have had a steady job not bouncing around every 6 months. That they have over double the amount of rent. They need to be able to afford utilities too otherwise now I have a lien on my property for unpaid bills OR they don't take care of the unit like they should w no heat creating mold issues and so on.

---

**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

Once again if a landlord is ok with taking on a risky tenant than let them. Us small landlords and FEMALE landlords can't safely take on some of these people. Also, I feel like I need to provide a safe living environment for my other tenant in a duplex that has a kid on the other side of the wall. If you want to give them opportunities, then you take them!

---

**Q13. Is there anything you would change?**

Let us protect ourselves, other tenants and our investment that pays your taxes that pays your salary I am more than happy to take my money elsewhere

---

**Q14. What convictions or types of convictions concern you most?**

Anything that can endanger a child, myself or another tenant. I can't take on a risk with a domestic violence situation, someone who steals, or anything illegal!

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

Don't tell me who I should rent to! I can't absorb loss of rent like the big corporations you seem to like so much! I talk w potential tenants prior to them even filling out an application by letting them know what I expect. I tell them to be honest w me before money is spent on credit history so no one is wasting money or we can talk through what may be on their credit.

---

**Q17. Is there anything you would change?**

You letting us run our business the way we want and provide housing options in an area that is needing it.

---

**Q18. What credit history information is most concerning to you?**

paying their bills and paying on time Just like I had to in order to get the loan on the house I am providing them to live in

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Once again, I don't need you telling me how to run my business. Stay in your lane. If you want to deal with risky people that may not pay bills you can have them. I need to have responsible people working with me to provide the best housing opportunity I can.

---

**Q21. Is there anything you would change?**

You not thinking you are helping when instead you are destroying the rental market

---

**Q22. What rental history information is most concerning to you?**

Someone that doesn't fulfill their contractual agreement. You make us landlords play by a new book of rules, why can't our tenants be held to the same standards?

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

That is up to the individual landlord on how they want to run their business

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**Q25. Is there anything you would change?**

You to stop trying to force us to give in to rule changes that have NOT worked anywhere else in the US.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would turn my rental back into a commercial rental option. It was an office before, and I will put it right back to one

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Deal with the bad landlords and let us responsible ones do our thing. I am not going to continue to be treated like I am a bad person because I am a landlord. I also feel like you guys think just because someone owns real estate, they are wealthy which is so far from the truth. You are going to continue to push out the locals. My grandma was a landlord when she was alive but that was her living in assisted living and her rent literally paid her medication each month. Let's not forget our soldiers that rent places out while they are gone too. Often not even breaking even because they had a VA loan that is 100% financing!

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Pretty much feel like you have my thoughts. Pretty much feel like you don't give two craps about what property owners think though. You already have your mind made up, you are just going through the steps so you can check off a list like you tried to reach out.

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**Respondent No:** 40

**Login:** Registered

**Responded At:** Jul 28, 2025 12:26:22 pm

**Last Seen:** Jul 28, 2025 17:50:15 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**
- Income verification (paystubs, W-2, bank statements, etc)
- Credit check
- Rental history check (evictions, references, etc)
- Other (please specify)**
- It depends on how well I know the person. If I knew the person in high school or from past relations I would not do as deep of a search on them.
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**
- Income: My main concern is that they are able to pay rent consistently. I am left with the mortgage if they do not. I need to know they have the means necessary to make the payment. Credit: Sometimes I want to know if they have a history of paying their bills. The question is if I would avoid renting to someone with no credit history - probably. But bad credit, like having a track record of not paying bills is a red flag that seems important when your largest financial asset is on the line. Rental History: Again, I want / need security in knowing they will pay. Past performance is the best predictor. I have rented to people with an eviction, but usually require a co-sign from someone because it ensures I will get paid. Similarly, if they trashed the last place, that's important to know. Every month I have to leave the place empty while paying someone to clean it is lost revenue. I am not a large corporation. I cannot afford long term vacancies. Criminal Background: I do not always ask for this, but if I don't know the person I would because I want to know if they are likely to be violent. My own personal safety matters. If I am sending my kid to do yardwork and they are a past sex offender, it would matter. Drug use is less relevant, but it is more about risk of non-payment. Known, long term addicts tend to be less likely to pay rent regularly. The key issue is risk. Renter protections are fine, but there should be some way to ensure landlords are protected too. Especially the small mom and pop models like mine. I truly cannot afford to lose rent for 6 months, which is how long it takes when you have to evict someone because it takes time for them to get out and then do the repairs.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**
- I often rent to a friend or friend of friend. The market is so difficult right now that when I list a house, its got 80 to 100 people interested in a few hours. Its overwhelming. I cant respond to that many people. All I have to do is tell a few people I have a unit available. I have about 10 people who have asked that I let them know when something is available because they rented from me in the past or know my family. For these people, I do not really need to know their SSN, I know them. I have been to their homes and built report. For the rare instance when I do list something, I am renting to a total stranger. In that case, there is very little incentive for me to take risk on the unknown. The harsh reality is that when real money is on the line, I would be foolish to pass over the people who check all the traditional boxes. To do so, I would want some financial protections. Will this program offer landlord protections and guarantee rent payment?
-

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

There are two different statements being combined. 1) limit earning to 2.5 times rent - I need some data to support this. All the data available to me indicates housing security is when you pay less than 30% of your income. This new numeric standard appear to represent a requirement to rent to those who are statistically insecure. From a financial perspective I do not see how this makes sense. I would need some incentives. Why wouldnt I just lower the rent, or rent them a smaller or less desirable unit. Why would I want to take on additional risk with absolutely no known economic reward? Why is this burden/risk being placed on my shoulders? Using combined income: I fully support this. This makes sense because the household income should be what is being measured.

**Q9. Is there anything you would change?**

yes - see above. I also do not know how the City would monitor or track this. If I am asking for peoples income, I can just pick the family that makes the most money for reasons in which nobody would be able to verify. When 80 people are asking about the house for rent in mere hours of listing it, I don't know how the City would track the selection process. I can barely keep up. Instead of making rules for landlords, consider rephrasing to incentives for landlords. I'd be far more engaged/interested if there was a benefit to me. Seems like the landlord is taking the greatest financial risk. This risk should come with some reward.

**Q10. What income or employment information is most concerning to you?**

It all comes back to risk. I do not want to default on my loan. I want to know that the person I am renting to has consistent employment that is safe/secure from the ebbs and flows of market conditions. In the past, that was a government job. Now, that is less safe. Someone with a professional job (requiring extensive training) is similarly safe because they are highly marketable. Someone with a job that does not require relocation because each time someone moves out, I lose 1-3 months rent for the transition. I am looking to hedge my bets and pick someone who will pay rent every month, month after month, without hassle. I am also looking for someone who will not trash the place because that is expensive to address. Eviction is expensive, i'd prefer to avoid the process. Someone with a solid work history appears to be a safer bet.

**Q11. Rate your level of support for this policy**

Fully support

**Q12. Why did you answer this way?**

This seems completely reasonable. Rejecting someone for the things listed above seems like a dick move and would not factor into the likelihood they will pay rent consistently.

**Q13. Is there anything you would change?**

no. Although, I again question the City's ability to track this. My suggestion is to build carrots instead of sticks into the program. Give a bonus score or priority rating to those who simply agree to follow these guidelines. Placing the burden of tracking this onto city staff seems costly and time consuming. People either will or will not abide. Reward those who say they are willing.

**Q14. What convictions or types of convictions concern you most?**

The ones that can directly affect likelihood of monthly payment or that show a lack of respect to property. Someone convicted of animal abuse/neglect for example would be potentially problematic. Even if it occurred 5 years ago, I'd be hesitant to rent to them if they had pets. I'd worry about the impact said neglect might have on my floors and walls. Pet damage can be extensive and costly.

**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

If medical or educational debts have to be paid, it should factor into the cost burden the applicant is experiencing. At the end of the day, I need to know they can/will pay rent. I have been told that they cannot because of various debts like medical/education. This is problematic because it means I have to cover their portion of the payment to the bank so they can pay their debt down. I do not understand why the City would be expecting me to pay for other people's debts. Instead, I would prefer the City promise to cover that expense when it cannot be paid. I still owe the money, even if the tenant cannot provide it. I lose the house if I cant pay. Most of this is fine/reasonable. How I approach it anyway. I'd prefer a bonus for doing things the ethical way, as opposed to a requirement that is nearly impossible to track.

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**Q17. Is there anything you would change?**

see 16

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**Q18. What credit history information is most concerning to you?**

I want to know they have a history of making payments to those they owe money to because I am about to engage in a relationship where they owe me money and if they dont pay, I am ultimately responsible for the costs. I have to pay the bank. It is odd to me that the landlord gets squeezed here when what would be super cool is if the banks were being asked to simply cover the costs when the tenant cant pay. The obvious reason they are not, is that they would not even consider it. But why is the landlord being asked to take this same risk when banks would not.

---

**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

I agree except regarding judgements that have been paid. While I respect the concept, the fact of the matter is they did something to get evicted and that is relevant to the incredibly insecure decision to place my most valuable asset in their care.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

because past predicts the future better than any other metric.

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

I agree in concept, but with so much new federal funding going towards ICE, the harsh reality is that this country is not a safe place for refugees or immigrants. It is highly likely they are going to be scooped up by masked agents in the middle of the night - which is absolutely horrible. From a financial perspective, it equals risk. I am left with the cost burden of their rent and all of their belongings to either discard or store for them. I would want to know this risk. Not saying I would not rent to them anyway, but it seems reasonable for me to know the financial risks I am being asked to take.

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**Q25. Is there anything you would change?**

bonuses. Offer something to the landlords for being willing to take such great financial risks for the betterment of society. Do not make it a requirement to be a good person, instead make it a reward system. Consider what types of bonuses you can give. Permit fees paid from grants, free housing clean out from professional cleaners, paying for tree removal services/maintenance. Whatever you are going to spend on financing the enforcement, instead put towards bonuses for those who are willing to do this.

---



**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would continue to see Olympia as a place who is anti-small business and pro tenant. There do not appear to be ANY resources offered to landlords through the landlord tenant licensing process. There is not appear to be any effort being made to help the small time businesses survive. It seems all about protecting tenants from the larger corporations. This is great - but consider exempting those who have 4 or fewer units within the City from the regulations you are applying to the large apartment complexes and corporate machines. There are lots of small mom/pop rentals in the City who are already renting to people on the edges and not following the industry standard for hard line profit making. These smaller entities are often selling out to the corporations because of the regulations. There is an unanticipated impact that should be carefully evaluated. Please, consider exemptions for the people with an ADU or two or the person who rents out their one other house. It would be meaningful change to exempt them and would reduce workload on enforcement/tracking significantly. Requiring a business license to those who are otherwise exempt is wild/silly/unnecessary. Exempt those below 4 units.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

1) exempt those below 4 units 2) make it bonus based on requirement based 3) make bonuses that are actually helpful, not just good sound bites.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 41

**Login:** Registered

**Responded At:** Jul 29, 2025 18:59:41 pm

**Last Seen:** Jul 29, 2025 04:15:46 am

Q1. **Are you a: (select any or all that apply)** not answered

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** not answered

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

not answered

Q4. **Do you require applicants to provide a Social Security number?** not answered

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

not answered

Q7. **Rate your level of support for this policy** not answered

Q8. **Why did you answer this way?**

not answered

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

not answered

Q11. **Rate your level of support for this policy** not answered

Q12. **Why did you answer this way?**

not answered

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

not answered

Q15. **Rate your level of support for this policy** not answered

**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy** not answered

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**Q20. Why did you answer this way?**

not answered

---

**Q21. Is there anything you would change?**

not answered

---

**Q22. What rental history information is most concerning to you?**

not answered

---

**Q23. Rate your level of support for this policy** not answered

---

**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

not answered

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 42

**Login:** Registered

**Responded At:** Jul 30, 2025 11:30:33 am

**Last Seen:** Jul 30, 2025 17:32:04 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We require proof of income to ensure the applicants have enough income to cover not just rent but basic living expenses too. It doesn't make sense for anyone to get a tenant into a lease they can't afford. We check credit because it's not the landlord's responsibility to cover the tenants living expenses should they chose to live outside their means. If the tenant has a track record of not paying rent or utilities on time, they will more than likely continue to struggle. For criminal background the landlord has the right to know if this tenant has been a problem before.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We require photo ID, if they don't have a SSN we simply say that on the screening and move forward. If everything comes back on the report good we would still move forward. They wouldn't be declined for not having a SSN.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

If the tenant cannot afford the rent that is the first thing that will end up not getting paid. It does not make sense for a landlord to knowingly put someone in there that can't afford the home. Tenants often time try to live beyond their means, and it is not fair to expect the homeowner to cover their rent.

**Q9. Is there anything you would change?**

Combined income is fine for families. It does not work for roommates. You have 3 people move in but only one works and makes money, he wants to move out after 3 months and leave just the other 2, they now don't qualify for the home. Roommate situations RARELY work out for a full 12 months. For the average landlord or mom n pop landlord roommates are more trouble than they are worth.

**Q10. What income or employment information is most concerning to you?**

Its' all important.

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

We are already operating under these policies.

Q13. **Is there anything you would change?**

no

Q14. **What convictions or types of convictions concern you most?**

n/a

Q15. **Rate your level of support for this policy**

Somewhat support

Q16. **Why did you answer this way?**

We do not decline based on no or insufficient credit history. Only for low scores due to bad credit management. We do not hold medical bills or student loans against applicants. Credit history is STILL important if they get voucher/assistance of any kind. The tenant is likely still responsible for utilities and a portion of the rent. Again, it is NOT the landlord's responsibility to cover a tenants basic living expense. If the tenant already has a history of not paying on time, we have NO reason to believe they will pay us on time.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

Basic living expenses that are in collections. Rent, mortgage, utilities, and cell phones turned into collections. This shows poor judgement. Debt to income ratio being too high. The first thing that doesn't get paid is rent. Again, landlords/homeowners should not be responsible for a tenant that is CHOSING to live beyond their means.

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

There are far too many "professional tenants". They know how long it takes to get evicted; they know how to work the system. For landlord to simply get the property back from the tenant the only way is to dismiss the case and let the rent owed just go. A tenant should NOT be allowed to jump from rental to rental with NO intention of paying rent. It happens!

Q21. **Is there anything you would change?**

We currently do not hold no fault evictions or paid off judgements against applicants.

Q22. **What rental history information is most concerning to you?**

On time payments, violations, evictions.

Q23. **Rate your level of support for this policy**

Fully support

Q24. **Why did you answer this way?**

not answered

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We will have even more owners selling.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Talk to more property managers and landlords. While I understand what you are trying to accomplish, you are going about it the wrong way. The majority of landlords are not big corporations with deep pockets. They are also not money hungry vultures out looking to screw over every tenant. They are providing a service, a much-needed service and these restrictions are making it too easy for tenant's to not pay, deliberately, intentionally withhold rent. There needs to be a middle ground.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Talk to more property managers! Listen to the horror stories from the homeowners. Tenants are entitled to some protections but so are the owners. It's their blood, sweat, tears, and good decisions that got them in a position to be able to rent out a property, these protections are making it too scary to rent out a home anymore. Put some time and effort into finding a middle ground.

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**Respondent No:** 43

**Login:** Registered

**Responded At:** Jul 30, 2025 22:59:05 pm

**Last Seen:** Jul 30, 2025 23:05:06 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We screen improve the chances of having a tenant who will pay the rent and be respectful of the property. When I have a good tenant, I keep the rent lower than other comparable rentals. If I'm limited even more as to how I can screen potential renters, it is going to be harder to find good tenants and keep the rent lower.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I am making an assumption for question 4 and 5. Hometown Property Management does the screening and application process.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

We should be encouraging people to spend 30% or less of their income on housing, not more! We definitely have a housing shortage and wage problem but a person doesn't need a lot of space to live in. We need more affordable and smaller housing!!! We need to build up and build smaller units in town, not make it harder for small landlords like me who are just trying to maintain the rental, pay the bills, and keep the rent reasonable. We should also be encouraging people to buy, not rent but we need affordable units available for purchase. I have been looking to buy (not rent) a studio downtown to live in but there aren't any. A single person doesn't need multiple bedrooms to be comfortable and not every child has to have their own bedroom.

Q9. **Is there anything you would change?**

Remove the first element but leave the second and I would consider supporting this policy

Q10. **What income or employment information is most concerning to you?**

not answered

Q11. **Rate your level of support for this policy** Neutral/unsure

---

**Q12. Why did you answer this way?**

I am comfortable renting to someone with a criminal history as long as there is no violence to others, property damage, drugs, or sex offence but I want to be able to make the decision without so many restrictions. Instead of placing more restrictions on landlords, how about creating incentive programs for owners so they are more likely to rent to people with criminal backgrounds. I have rented to tenants on housing assistance who may have otherwise not have been able to rent from me. We should be expanding that program so that owners have more incentive to rent to people struggling. We should also make sure the renters have incentive to get off the program too.

---

**Q13. Is there anything you would change?**

Remove all of the elements except the last one and I would support this policy

---

**Q14. What convictions or types of convictions concern you most?**

Ones where there was violence towards another person or damage to property. Drug and alcohol convictions are more easily forgiven if the person has gone through recovery and doesn't have a history of violence or property damage. Any convictions that are old enough and where the person has shown a new pattern of being responsible doesn't concern me as much but I want to be the one who decides who lives in my rental.

---

**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

I want to make the decision as to who I let live in my house. If we focus our energy and resources on building smaller units and building up, we would be fixing a substantial part of the problem and we wouldn't need to put so many regulations into place. More regulations require more work to enforce and limiting an owner's ability to screen potential renters doesn't really deal with what is causing this particular problem in the first place.

---

**Q17. Is there anything you would change?**

Remove the first two elements and I would support this policy.

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

I probably wouldn't reject an applicant with any of the above elements but that doesn't mean it should become a policy. I'm against creating so many restrictions and regulations. Let's focus on the root causes of the housing crisis.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

I have rented to immigrants and would do so in the future but I don't want more restrictions limiting my ability to screen potential renters.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I currently keep my rent low because I have a good renter. If it becomes harder to get a good renter, I'll have to increase my rent as much as I can to offset the cost of dealing with bad renters. If I can't make ends meet, I'll have to sell. This is unfortunate because I take pride in how well I maintain the building and how reasonable the rent is.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

We need to build more smaller and affordable units in or near town and we need to build up. We need more transitional units and resources for those people who need assistance. We need more small studio or one bedroom condos instead of just apartments so more people can afford to buy instead of just rent. Let's keep downtown diverse and attractive to people of all walks of life and levels of income.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I grew up in Olympia in a 4,000 sq ft house back in the 1970's and 80's. I moved to Grays Harbor and I currently live in a 300 sq ft tiny home and I'm very happy I downsized. I'd love to live in downtown Olympia again in a small studio or one bedroom condo where everything is in walking distance but I can't find any to buy. Having more liveaboard slips would help too as these are impossible to find. Thank you for listening.

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**Respondent No:** 44

**Login:** Registered

**Responded At:** Jul 31, 2025 11:46:26 am

**Last Seen:** Jul 31, 2025 18:33:37 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

They're good indicators if a tenant will be responsible, law abiding and pay their rent.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

You need a SSN to do a background check etc. If I can't check a background I don't want to risk the rental.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Local market prices are inflated and rent is just a part of the living expense

Q9. **Is there anything you would change?**

n/a

Q10. **What income or employment information is most concerning to you?**

not answered

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

This is a personal property.

Q13. **Is there anything you would change?**

no

Q14. **What convictions or types of convictions concern you most?**

not answered

Q15. **Rate your level of support for this policy**

Somewhat support

Q16. **Why did you answer this way?**

education debt is fairly normal, and having a cosigner or voucher helps ensure the rent can get paid.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

having no credit history or insufficient credit history

Q19. **Rate your level of support for this policy**

Somewhat support

Q20. **Why did you answer this way?**

Evictions are not good for anyone, renter or landlord. Even when trying to help, losses on the landlord side is going to happen. If you've gone through the process, there was a reason.

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

Applicants cannot be rejected based on evictions where the tenant prevailed (won their case) Applicants cannot be rejected based on evictions that were withdrawn, settled or dismissed (the case was dropped or the landlord and tenant came to their own agreement) Applicants cannot be rejected based on evictions where an order of limited dissemination was entered (this is a court order that limits reporting of information about the eviction to credit agencies)

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

We need to take care of our own first.

Q25. **Is there anything you would change?**

not answered

Q26. **If the City implemented these policies, how it would it impact how you do business?**

it'll force me to risk my own property.

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

not answered



**Respondent No:** 45

**Login:** Registered

**Responded At:** Jul 31, 2025 11:47:28 am

**Last Seen:** Jul 31, 2025 17:32:08 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)  
**Other (please specify)**  
Identity verification Employment

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I have ONE condo unit and it is a significant portion of my retirement income. I manage it actively with the help of a property management company. I rely on the PM to screen renters so that we provide a stable well managed rental for my tenant, minimize problems for my three-unit condo, and provide me an uninterrupted income stream. If I did not have a stable rental I would sell this unit, probably to a homeowner. My previous tenant was a single male with gig employment, and his rent was unchanged for 23 years, at which time he died in the unit. After completely refurbishing the unit, using local businesses to the tune of \$50K, I have a tenant who has been in place for 5 years, and I have suppressed rent increases during that time.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Social security numbers are used to verify identity of the applicant. Other government issued identification could be used if sufficient to verify identity. I absolutely need to know who I am renting to, if they will pay the rent, and who I am placing in the neighborhood.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

I am quite socially liberal, and support open rental policies. At the same time as a rental owner who depends on my rental for income, I think it should be my choice how to screen tenant applicants. My situation is way different from a large company with hundreds of rentals. If screening requirements are too strict, I would likely sell the property, probably to a homeowner. This would deplete the stock of available rentals in Olympia.

Q9. **Is there anything you would change?**

Minimum income seems less important than rental history. In any event, specific limitations should not be applied to very small landlords.

---

**Q10. What income or employment information is most concerning to you?**

See above. It is important to know that the tenant has the ability to pay the amount of the rent. No bank would lend to someone without a check on income and employment. My unit is a loan to the tenant, and I deserve similar information.

---

**Q11. Rate your level of support for this policy**                      Somewhat support

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**Q12. Why did you answer this way?**

I don't know how difficult it is to research all the information shown above in a tenant screening. If it is a difficult and lengthy process, the city of Olympia needs to provide a simple way to get valid information. Example: a website where my PM can enter tenant information and get a Y/N answer to all the above within one business day. If this policy causes delay or uncertainty in the vetting process, my ability to rent my unit on the open market would suffer. A very large amount of liability would have to be paid for by someone. Delays and liability would cause rents to increase, or . . . rentals to be sold out of the rental market

---

**Q13. Is there anything you would change?**

I wouldn't eliminate the requirements for small landlords, but make it simple and definitive for everyone. Without criminal screenings of some kind, my PM and I would risk placing violent offenders in my unit (bullet #1). I support all the others but you must provide a tool for checking this in a valid and rapid way.

---

**Q14. What convictions or types of convictions concern you most?**

Violence of all kinds; drug use, manufacture, distribution; "moral" convictions (trafficking, minor or elder abuse, sexual violence, etc). Financial fraud, failure to pay rent, property damage.

---

**Q15. Rate your level of support for this policy**                      Somewhat support

---

**Q16. Why did you answer this way?**

Again, hard requirements that are appropriate for large/commercial landlords should not apply to very small landlords. I know this sounds like "NIMBY" but I don't think tying up onesy-twosy owners in requirements, liability and possible litigation, is in Olympias best interest. Nor is it in the tenant's best interest. I support the concept.

---

**Q17. Is there anything you would change?**

See above. Hard requirements that are appropriate for large/commercial landlords should not apply to very small landlords.

---

**Q18. What credit history information is most concerning to you?**

A history of repeated credit defaults, nonpayment or eviction due to nonpayment of rent.

---

**Q19. Rate your level of support for this policy**                      Somewhat support

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**Q20. Why did you answer this way?**

Similar to the "criminal history" policy, I support the intent but am concerned about the implementation. I don't know how difficult it is to research all the information shown above in a tenant screening. If it is a difficult and lengthy process, the city of Olympia needs to provide a simple way to get valid information. Example: a website where my PM can enter tenant information and get a Y/N answer to all the above within one business day. If this policy causes delay or uncertainty in the vetting process, my ability to rent my unit on the open market would suffer. A very large amount of liability would have to be paid for by someone. Delays and liability would cause rents to increase, or . . . rentals to be sold out of the rental market. Unlike criminal history, this seems as if it would be extremely difficult to research and verify. It sounds great but how are you going to implement it and enforce it?

---

**Q21. Is there anything you would change?**

Modify or eliminate for small landlords. How about a City of Olympia site showing people who lied about this on their applications and were late evicted?

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**Q22. What rental history information is most concerning to you?**

Property damage and failure to pay rent

---

**Q23. Rate your level of support for this policy**

Somewhat support

---

**Q24. Why did you answer this way?**

Morally I support this 100%. In the current environment if I rent to someone without legal residence in the US, I risk sudden and unrecoverable loss of rent through no fault of the tenant. And in the current climate, if I rent to someone without legal residence in the US, who knows what else I might open myself up to. Alternatives to SSN are fine

---

**Q25. Is there anything you would change?**

The third bullet ('Applicants may not be asked about their lawful presence in the U.S.'), seems specious. I personally don't care if a tenant is in this country without legal residence, but my company is required to check if a person is legal to hire. Why should my rental 'business' be any different? It opens me up to liability.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

If all these policies were implemented, I would see how they were implemented. Nothing the PM or I do, to my knowledge, causes undue harm or stress to anyone. This rental is not likely the target of your new policies since I have had two renters in 27 years. I have a completely clear conscience here. My current renter is a working mother on a moderate income with two children who she is supporting through high school and college. My previous tenant was a single father with a teenage daughter on gig employment. If new regulations caused my PM to increase their cost of providing service (currently 10% of the rent forever), I would think about it. If it caused my PM to increase their cost ONLY of vetting new tenants, I expect it would get very large. At that point I would probably sell the unit, mostly likely to a homeowner. That doesn't help you any, or me either! NOTE: Even for medium to large landlords, it seems as if the measures being considered could exponentially increase the cost and delay involved in vetting tenants for rentals. That would likely increase the cost of ALL rentals, and decrease the stock . . . which is not what I expect you planned.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I provided suggestions above. For extreme tenant information validation requirements, YOU do the work to make it easy and take the liability if it is wrong. In any event consider the impact on very small landlords (fewer than 3-5 rentals) and consider softening or eliminating requirements.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

See above.. Thank you for asking. BTW I note you did not talk about application fees. If the difficulty of screening goes up, the costs certainly will also. Either the landlord/PM or the tenant will pay for that.

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**Respondent No:** 46

**Login:** Registered

**Responded At:** Jul 31, 2025 11:59:53 am

**Last Seen:** Jul 31, 2025 18:38:21 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

**Other (please specify)**

I use a property manager whom I greatly trust and respect for a duplex I own, "Olympic Rental Services" AND I co-own a rental property that is currently rented by one of the owners, I have managed this property on my own in the past.

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To safeguard my investments. I am a senior who depends on some rental income to supplement my small SSI and medicare income.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

again, to know whom I am renting to, to complete a background check.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

I believe in reviewing tenants on a "case by case" method to look at the person, their history, their "story" and the facts.

**Q9. Is there anything you would change?**

The city of Olympia needs to get out of the business of monitoring good landlords who operate on a system of morals and ethics, who, like myself, take a calculated risk with my investment property and provides housing to the vulnerable at times. Take care of the city, go after unscrupulous landlords via the legal systems already in place, please. You are squeezing "mom and pop" landlords . I.e. I have one property (duplex) rented .

**Q10. What income or employment information is most concerning to you?**

bad credit report.

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

Again a case by case approach deals with real humans, not hypothetical situations..

---

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

bodily harm, property damage, hate crimes.

---

**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

Again the city is trying to re-regulated where options for landlords are already in place.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

a bad credit history.

---

**Q19. Rate your level of support for this policy** Do not support

---

**Q20. Why did you answer this way?**

I prefer a case by case review of each potential tenant.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

evictions where the landlord or tenant had no legal power to get their needs met. Evictions where either party is left with large debt and no recourse.

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**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

With the ICE situation at present, I am untrusting of the power the federal government is wielding against immigrants, yet, I do not wish to put my property at risk- at this time.

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**Q25. Is there anything you would change?**

I do not support deportation of people who are responsible, lawful citizens contributing to society. We are turning into a fascist country in some respects. I am in a quandry about this issue.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

My rental management company would have to re-navigate an already burdensome system. I might consider selling my duplex, thus taking another two rental units out of the rental system or going to manager/owners.

---



**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes, talk directly to landlords and property management providers. Ask opinions before you start drafting new policies and requirement. Hold open city council meetings with renters, landlords and property management companies. Again, use the legal system to go after the racist, discriminating, unethical landlords who have an established "bad" record with tenants ; don't penalize those of us who have been reasonable, kind, and prudent landlords!!!

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

see above. and I have owned rental property since 1987 or so. Stay out of my business, please.

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**Respondent No:** 47

**Login:** Registered

**Responded At:** Jul 31, 2025 12:02:48 pm

**Last Seen:** Jul 31, 2025 18:16:52 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

Property ownership in a community is a considerable long term investment that requires significant capital and attention. Screenings of the criteria listed are the best indicator of whether an individual will treat that investment with the appropriate care and attention necessary.

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
--	-----

---

Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

This is the easiest way to check an individual's financial background and verify legal eligibility. Alternatively, they can provide a passport number or resident alien ID number.

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

This is not a single policy, it is two policies packaged as one. I agree with allowing combined income in certain instances, but income determinations and limits should be up to the property owner who is taking the risk, not an elected official with no real consequences.

---

Q9. Is there anything you would change?

Current eviction rules are overly restrictive against property owners, particularly when combined incomes are allowed. If a roommate leaves with little to no notice, it becomes extremely difficult to keep the property rented to the individual that remains. This puts them in a bad situation.

---

Q10. What income or employment information is most concerning to you?

Again, setting a policy that forces property owners (investors) to take risks with which they are uncomfortable will lead to multiple negative unintended consequences for the people these policies are trying to protect. As a property owner, if I fail to provide a rental that is within the limits of what the market will support, my property will go vacant and I will lose money. Instead, you are incentivizing the sales of many properties from multiple individuals who own one to maybe two or three properties. These homes will be purchased by large corporations with bigger margins who can afford to take more risks, but will also be able to more easily set market values, resulting in an increase in rents.

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**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

This is a solution looking for a problem. I am required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if something bad happens). Again, an increase on restrictions will drive out smaller property owners, ultimately hurting the people these policies are rule is trying to protect. Also, many properties are in neighborhoods that have HOA restrictions. Property owners in these areas have to be able to consider whether the person renting the property will abide by those covenants and bylaws, as there is the possibility of fines, liens, and other consequences if those rules are not followed.

**Q13. Is there anything you would change?**

Remove the 5 year restriction.

**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

**Q15. Rate your level of support for this policy**

Do not support

**Q16. Why did you answer this way?**

Again, I am being asked to take all of the risk, and now there are policies being considered that would force me to lose the tools necessary to evaluate that risk.

**Q17. Is there anything you would change?**

I would not adopt any of that policy, it unfairly burdens property owners.

**Q18. What credit history information is most concerning to you?**

The entire history/ pattern is what I consider. One or two late payments is not a problem. Multiple failures to pay is.

**Q19. Rate your level of support for this policy**

Do not support

**Q20. Why did you answer this way?**

Again, it should be up to me whether I want to assume the risk or not.

**Q21. Is there anything you would change?**

not answered

**Q22. What rental history information is most concerning to you?**

Paying on time and condition of property at last rent (if applicable).

**Q23. Rate your level of support for this policy**

Do not support

**Q24. Why did you answer this way?**

I should not be required to risk breaking US law in order to satisfy a local law. I already allow alternate identification methods (passport numbers or resident alien identification).

**Q25. Is there anything you would change?**

Remove the restriction asking about lawful presence in the US.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would sell my property and invest elsewhere.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Provide opportunities for businesses to cater to disadvantaged individuals. There is a market for low income housing. Tax credits for property owners who meet certain criteria, such as those listed, would provide the appropriate incentive for property owners to follow some of the above policies.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

You can't legislate more homes into existence, but you can legislate a reduction in availability through policies that make ownership untenable.

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**Respondent No:** 48

**Login:** Registered

**Responded At:** Jul 31, 2025 12:15:00 pm

**Last Seen:** Jul 31, 2025 17:58:25 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

My property is my sole business. It is, at present, my main source of income. I need to ensure, with as much confidence as possible, the following: That my rental income will be paid, that my home will be taken care of, that I am not renting to criminals such as pedophiles or arsonists.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Follow-up is far easier when I have a social security number. If there is damage to the property, or if something serious transpires (such as months-long nonpayment of rent), it's nearly impossible to track someone who has no social security number if they skip town.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

The rule that renters need to be able to earn more than 2.5 times the rent is a good one, because it seeks to prohibit renters from overextending themselves financially when renting. As a result, more renters will be able to rent places that they can reasonably afford. As a landlord, this means that I will have less risk; I will be renting to people who will be more likely to be able to pay.

Q9. **Is there anything you would change?**

Yes. Roommates who leave, and who then burden the remaining renter with the sole responsibility of paying the rent, represent a problem. When the remaining renter cannot pay, the landlord needs to be able to evict the renter in an expeditious manner. After all, as a property owner, I have my mortgage to pay too, and I am relying on rental income to pay this.

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**Q10. What income or employment information is most concerning to you?**

Any sort of cap on my rental rates is a concern. It is not for the state to determine how much I can rent my property for. The economy will dictate that. If I rent my property for too high of a price, then my property will remain vacant, and I will have to lower my rates. Housing, like food and transportation, is a capitalist business in this country; if the city and state government would like to provide housing to address homelessness, then it can build houses of its own, and the government can maintain those houses, pay for damages, and give free shelter to people who will destroy them. But with regards to my house--which I pay taxes on and a mortgage for and maintain--then I ought to be able to rent it at any price I choose.

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

It's my house, and I should be able to rent it to people whom I feel are trustworthy. I'm not forcing anyone to rent my property; if they wish to live elsewhere, then they can. If potential tenants don't want a background check, they can go to other states or other countries. But I want to rent to people whom I feel will take care of my property, who will not represent a threat to my neighborhood, and to people whom I feel will be likely to pay the rent. Under the rules proposed, a person could be a drug dealer, a middleman, and not necessarily be involved in the manufacture of drugs. Permitting such a person to live in my house is not fair to the child next door.

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**Q13. Is there anything you would change?**

Drop the 5 year restriction. Drop also the "manufacturing" part of the drug language. I don't want anybody associated with drug sales or abuse living in my home.

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**Q14. What convictions or types of convictions concern you most?**

Pedophilia, murder, rape, arson, those convictions associated with drug use and/or trafficking, money laundering, racketeering, domestic abuse, human trafficking, corruption, harassment, stalking, kidnapping, pedophilia again.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

It is not the responsibility of the state to dictate to me how and to whom I should rent my property. There are many properties in Olympia. If I make my property rental requirements too stringent, let the private sector inform me, by having no one rent my house, that I am too stringent. But, as it stands, because I bought the house, pay upkeep for the house, and assume all liability for the house (and the government, importantly, does not), then I should be the one who gets to make the decisions as to how and to whom my house should be rented.

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**Q17. Is there anything you would change?**

The city and state governing bodies need to kindly leave the home owners alone. This is not a socialist state, and, again, if the government wants to address homelessness, then the government can build houses for the homeless. But homelessness, in my opinion, is not a local crisis. It is not incumbent upon me to fix problems that I do not believe are mine to solve.

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**Q18. What credit history information is most concerning to you?**

The entirety of the credit history is necessary for me to be able to view. I want to have tenants that can pay the rent. If they cannot pay the rent, then they ought not be renting my property. It is best for myself and for tenants if that can be determined up front, at the beginning of the process, before any problems occur. By limiting the credit history that I can use for screening, it makes for a riskier proposition, and it also means that I will have a greater chance of needing an eviction--a great problem for me and the renter.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

I need to be able to have a full understanding of whom I renting to BEFORE the family moves into my home. If the person seems to have a sketchy rental history, then they need to rent somewhere else. If my requirements are too stringent, then my house will stay un-rented, and that will be my problem, because I will be losing money on it. The government ought not be able, however, to tell me that I can't view a person's rental history, credit report, and criminal history, then, afterwards, make it difficult for me to evict a person from my property because they can't pay and they're causing problems. That's inappropriate for the government and an overreach. The government needs to stay out of these checks, as they are part of the private (not public) sector.

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**Q21. Is there anything you would change?**

The property owner needs to be able to access as much information as possible about the potential tenant in order to make an informed decision as to whether or not to rent to that person.

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**Q22. What rental history information is most concerning to you?**

All of it.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

I am an American citizen living in Mexico on a tourist visa, and I have spent fifteen years living outside the USA. I have lived in Afghanistan, Saudi Arabia, Mexico, Kenya, and Sweden, so I feel particularly capable of answering this question. In all countries, there are pros and cons to living abroad, and one of those is that not all services are as available to citizens as they are to foreigners. I have, for example, serious problems with registering my car in Mexico, as well as with my rental agreement in Mexico. Such is life. I choose to live in Mexico. The refugees and immigrants to the United States chose to emigrate to the USA. Perhaps they experienced political or religious persecution; perhaps they wanted better financial opportunities; perhaps they committed a heinous crime in their own country: regardless, I need a clear understanding of who I am renting to. Renting one's home to someone is not a happy-go-lucky sociopolitical statement for me; it is a business decision. I can best make the decision for myself by clearly knowing who I am renting to. If there are problems with the prospective renter, it is better for me, for the potential renter, and for the state to address those problems BEFORE they happen, rather than having to go through an eviction process.

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**Q25. Is there anything you would change?**

It seems, from the nature of these questions, that there's a social and political emphasis being put upon the housing process. I ask that this emphasis be addressed; there are already enough rules surrounding the housing process. If the government wants to shelter immigrants who have no social security number and who have no lawful presence in the US, then that's fine: build homes for them. But the government should not use me, as a proxy, as a means to implement its political goals by requiring my rental property to execute its forever-changing political ambitions.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

If these policies are implemented, I feel that my property rental would be at a greater risk. With less thorough checks, and with a greater likelihood of renting to criminals, and with being impelled to rent to people who are stretching their finances to the utmost, there would be undoubtedly be an increase in the number of evictions from my property.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I'm not sure "what issue" this question is referring to. If it's the issue of homelessness, then my suggestion is that the city should build houses for the homeless, if it wants to house them. If the issue is that of what to do with foreign nationals who are living illegally in the USA, then my suggestion is to ensure that immigration laws are followed: In every single country in which I have lived abroad, I have always had to abide by the nation's laws to live legally in that country. If I enter any country illegally, then I understand that that country's authorities have every right to kick me out/deport me. So I suggest that the city not propose to make its homeowners and property managers into a wing of the city's political agenda. If the issue is addressing rising costs for housing, then I propose that the city allow the private market to dictate the costs. If I rent my house for more than fair market value, and it is not be rented, then I will suffer. Likewise, if I rent my house (which is worth about \$2,200 per month) for \$220,000 per month, and someone rents it, then good for me. Either way, because I bought the house, pay taxes on the house, pay upkeep on the house, and, in short, am responsible for the house (and because the city is not), then I ought to have every right to do what I want with the house.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

The city needs to, very kindly, stop creating new rules and regulations on the rental housing market. This is a private sector back-and-forth dialogue, one conducted through monetary exchanges, and there will always be complaints--no matter what the city does. That's the nature of the game. The city should not make this sector a political arena, nor should it attempt to govern it more closely than what it already does. The laws in place are more than sufficient to provide for a level playing field for both renters and property owners.

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**Respondent No:** 49

**Login:** Registered

**Responded At:** Jul 31, 2025 12:26:49 pm

**Last Seen:** Jul 31, 2025 19:22:22 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	<p>to ensure I can select a tenant that has a proven history of income, rent payment, and so I can ensure the income amount and credit check indicate appropriate income/credit level for the monthly rent.</p>
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	<p>not answered</p>
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	<p>not answered</p>
Q9. Is there anything you would change?	<p>not answered</p>
Q10. What income or employment information is most concerning to you?	<p>not answered</p>
Q11. Rate your level of support for this policy	Fully support
Q12. Why did you answer this way?	<p>not answered</p>
Q13. Is there anything you would change?	<p>not answered</p>

**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Fully support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

not answered

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 50

**Login:** Registered

**Responded At:** Jul 31, 2025 12:35:46 pm

**Last Seen:** Jul 31, 2025 19:05:50 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	I have one rental property. It is a significant asset which is important for my long-term financial sustainability. I don't have ample retirement. The screenings provide me vital information that is essential for me to feel confident in renting to people.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	I require a SS number for full background screening and to mitigate risk.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	My home is my asset and requiring income levels is a way to mitigate risk. If I don't feel that I can mitigate risk successfully, I may sell my property and it will not exist as a rental which is antithetical to your stated goal.
Q9. Is there anything you would change?	Each person living in the rental should be able to financially afford the rent.
Q10. What income or employment information is most concerning to you?	Being able to verify long-term employment.
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	We already have HUD guidelines we must follow. 5 years is an arbitrary number. Again, if the risk is too high, I may discontinue renting my home. Which again, is antithetical to your goal.
Q13. Is there anything you would change?	Eliminate the 5-year restriction.

**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Again, this is a tool that helps mitigate risk by verifying patterns of spending and likelihood of a potential financial crisis.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

The pattern of their financial history and how they manage finances.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Responsibilities of tenant. Did they fulfill their obligations.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

This is further increasing risk by limiting information I can use to determine if I'm willing to rent to someone.

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**Q25. Is there anything you would change?**

If the city is concerned with renting to unknown folks and taking on that risk, they have the option of building housing and renting them with city funds. They can also increase their investment in vouchers or incentivize the private sector to do so. I'm afraid these regulations, while well intended will result in small scale rental properties being sold and in this market they will not be affordable. This will leave renters to choose from corporate owned apartments. Is that what the city wants?

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It would make me more inclined to sell my property.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

As stated before. The city has other tools they can use to incentivize private property owners providing affordable housing. The city can build affordable housing or fund vouchers. These policies, while well intended likely will increase small property owners selling at market rate prices and reducing the number of rentals other than corporate owned apartments.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Good public policy requires identifying the problem, a potential solution, validating the solution and any identifying any unintended consequences. Olympia would be well served by actually giving weight to the concerns of property owners instead of simply brushing off their concerns. Also, speed up residential construction permit timelines.

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**Respondent No:** 51

**Login:** Registered

**Responded At:** Jul 31, 2025 12:42:06 pm

**Last Seen:** Jul 31, 2025 19:36:39 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We are creating a partnership with the owners for whom we manage (or ourselves if we own that particular property), the residents to whom we rent the home and the community in which the home is located. We want to know as much as possible about an applicant to mitigate risk for all involved. We do not utilize just a credit score but a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a physical property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Require SS# for full background screening and identification. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong. We do make other accommodations for particular housing that target sub-populations such refugees who are working with an NGO and have wrap around support and an owner of a property who is willing to take the added risks.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Restricting income/rent ratios means higher risks of failure should something go wrong. We try not to put potential residents in situations in which they may fail, and we see applicants who want to push their resources to the limits when alternatives are available. In some of the lower end small multiplexes we lease out, we would work with owners if all other things considered in the background checks are strong to make exceptions. With a policy limiting the income/rent ratio you are asking owners of properties to turn over an asset of very high value with fewer safeguards.

Q9. **Is there anything you would change?**

Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. What we have seen over and over is that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction, it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.

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**Q10. What income or employment information is most concerning to you?**

Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. If they are too strict, then they will have long vacancies or need to rent at a lower market rate.

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

I do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. We already are required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if we move someone into a community and something bad happens). Not sure what the magic number is with 5 yrs. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

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**Q13. Is there anything you would change?**

Get rid of the 5-year restriction.

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**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property and crimes involving children.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

We already are flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. We see people who make 10 - 20K per month who are terrible managers of their finances and credit. Let the housing providers decide how much risk to accept. Remember credit is the number one predictor of how well a household will do in a home.

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**Q17. Is there anything you would change?**

na

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**Q18. What credit history information is most concerning to you?**

debt to income ratio. and new accounts or personal loans taken in large amounts

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers.

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**Q21. Is there anything you would change?**

na

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**Q22. What rental history information is most concerning to you?**

Communication, taking care of property, paying on time - in other words - did they follow through with their obligations.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

If all of these new regulations are passed, you are asking all housing providers to rent to unknown people. The risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk.

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**Q25. Is there anything you would change?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing successfully.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing successfully.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of "Tenant Protections" is implemented, about 10% or so of the managed portfolios in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with the providers of that product to create solutions to any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less inventory and a more expensive product.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics get in the way. . . Let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides more than 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Goodwill has not developed.

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**Respondent No:** 52

**Login:** Registered

**Responded At:** Jul 31, 2025 12:42:15 pm

**Last Seen:** Jul 31, 2025 19:25:11 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We want to know as much as possible about an applicant to mitigate risk for all involved. We use a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a physical property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Require SS# for full background screening and identification. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

not answered

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

not answered

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

not answered

Q13. **Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing succEed

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of "Tenant Protections" is implemented, about 10% or so of the managed portfolios in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with the providers of that product to create solutions to any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less inventory and a more expensive proDuct

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics get in the way. . . Let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides more than 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Goodwill has not developed

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**Respondent No:** 53

**Login:** Registered

**Responded At:** Jul 31, 2025 13:24:05 pm

**Last Seen:** Jul 31, 2025 19:57:59 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	My property management does to ensure my home is going to be cared for, and the tenant will be able to afford the rent without going into debt. People should not live above their means as they will then never be able to save to buy their own home instead or rent.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Property management takes care of this
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	If they cannot afford the rent we are just creating more of the lower class and not allowing them to save and become better off. It protects my home and investment while also benefiting the tenant so they live within their means and can still pay their bills and save.
Q9. Is there anything you would change?	This would only work with the caveat that should the owner/landlord have to pay expenses due to damaged property and or late payments, that the government and those suggesting these new rules reimburse the expenses. Forcing others to take risk without yourself taking risk is psychotic.
Q10. What income or employment information is most concerning to you?	Tenants should be able to actually afford to live in the house and have money left over to eat and pay bills. I want those that are renting to one day own and do not like seeing the majority of their pay go towards rent. I keep my rent lower than market value due to this.
Q11. Rate your level of support for this policy	Do not support

**Q12. Why did you answer this way?**

My home, my choice.

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**Q13. Is there anything you would change?**

Stop forcing risk onto others unless you put yourself at risk too. This is also a slippery slope and soon will add more and more policies. If this causes even 1 cent of costs to owners, it should be paid by the government officials personal account for proposing this.

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**Q14. What convictions or types of convictions concern you most?**

Violence, robbery, sex offenders, arson, drug convictions- i do not want the nice neighborhood to go downhill, it is an offense to the current neighbors.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Prove you can make payments. Every case is different and can be looked at individually. To create policy limiting again is extra risk that we are forced to take.

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**Q17. Is there anything you would change?**

Landlord should be allowed to set their own policy as it is their property.

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**Q18. What credit history information is most concerning to you?**

Payment history

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

This needs to stay as a case to case basis.

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**Q21. Is there anything you would change?**

Not implement any of these policies unless the extra risk falls squarely on the lawmakers shoulders, not taxpayers or owners. If you are willing to take these risks for us, you better be willing to take the risk yourself or else you are nothing but a tyrant and dictator.

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**Q22. What rental history information is most concerning to you?**

Payment history, damages to previous property

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

There is no repercussions for them if they stop paying rent.

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**Q25. Is there anything you would change?**

Get rid of everything. If we need to reduce housing costs we need MORE rentals available to create an ample supply so prices have to go down. New policies will not be worth keeping a house as a rental. Soon there will be no rental properties, rents go up, more people on the street. How about for once we do what's best for the lower and lower middle class instead of making it more difficult to live. All actions have consequences and seeing these proposals makes me truly see our lawmakers are not forward thinking in any way and its amazing they have made it so far in life without using logic

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I may sell my rental property so there will be less housing for renters. Let choices have consequences. Can get rentals in a city that uses common sense and logic.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Try to reduce homelessness instead of making it worse. Understand that this is the USA and what it was founded on. Try to help lift those from poverty instead of creating more poverty. You know, do good for people instead of focusing on optics. At the end of the day you will know you have helped destroy people's lives. Does it feel good?

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Think of repercussions to all actions. What will happen if implemented? Will this actually make things worse? Are you willing to take on the risks you are asking others to take?

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**Respondent No:** 54

**Login:** Registered

**Responded At:** Jul 31, 2025 13:24:54 pm

**Last Seen:** Jul 31, 2025 20:12:51 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties outside Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To insure a responsible tenant
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Help with income verification
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	Would mean higher risks for landlord
Q9. Is there anything you would change?	Managing roommates is challenging
Q10. What income or employment information is most concerning to you?	Leave this up to the housing provider to determine.
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	Let housing providers follow HUD guidelines.
Q13. Is there anything you would change?	Change the 5-year restriction
Q14. What convictions or types of convictions concern you most?	Any

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

Best to let housing providers decide on their limits.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

General finance management

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

Leave to the house in provider to determine.

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

Do they generally follow through with commitments they make.

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

Again leave it to the housing provider.

Q25. **Is there anything you would change?**

not answered

Q26. **If the City implemented these policies, how it would it impact how you do business?**

Increased challenges on managing risk

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

NA

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

No





**Respondent No:** 55

**Login:** Registered

**Responded At:** Jul 31, 2025 14:17:32 pm

**Last Seen:** Jul 31, 2025 20:09:18 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

It is important to have an overall assessment of potential tenants; tenants who we will be entrusting a \$200,000 - \$500,000 property. It is imperative tenants, number one, have the ability to pay, number 2 is are they going to take care of the property being entrusted to them. And 3, are there other factors which might impact other tenants in the building, such as their safety and that of any of their family or guests.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We have a property management firm do our screening and they have a process for screening those w/o SS numbers, including looking at the tenant's documentation to confirm they can legally be in the country, otherwise there is little or no recourse should the tenant not pay or causes damage to the property.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

Poorly worded question. Is this gross income or net income? Are there other monthly expenses the tenant has in addition to rent; alimony? Child support? Judgements? Does this ratio consider whether the utilities are included in the rent? Or is the tenant required to pay them in addition to the rent? Likewise if a tenant is receiving other income and it has been documented to be consistent over time (maybe a year or couple years) and is expected to continue at least for the duration of the lease, then that might be able to be considered income.

**Q9. Is there anything you would change?**

With respect to income policy? It should be left to the property owner to determine the tenant's ability to pay and the risks they pose from their other life choices.

**Q10. What income or employment information is most concerning to you?**

Stable work history is very important element of screening. People new to their job and/or in a probationary period could easily lose their jobs.

**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

To get arrested, a person most likely did something they should not have. So sex crimes other than being a registered sex offender would be allowed? Minors who committed property damage, sex crimes, or even murder, couldn't be rejected? So I would have to rent to person convicted of the Capitol insurrection, because he/she was pardoned? It is always possible for an applicant to present additional information about convictions or circumstances that the landlord may consider. If there is a policy, here, tenants should be encouraged to provide this information regardless, to see if their account matches what actually happened according to police or court reports. Are we expected to rent to her in a multi-family property where other tenants could be at risk? This is a complicated subject. The more restrictions, the fewer small landlords who are willing to work with tenants there will be.

---

**Q13. Is there anything you would change?**

If there is going to be a laundry list of exceptions it will lead to a very convoluted policy and one which is impossible to interpret and even harder to enforce. How about we work on policies to keep kids in school, deal with the homeless issues in Olympia and have proper mental health care for those who need it?

---

**Q14. What convictions or types of convictions concern you most?**

Sex crimes, property crimes, violent crimes of any kind, multiple DUI convictions, drug use. How about the woman who has a restraining order against her ex boyfriend or husband who is considered violent and dangerous?

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Most landlords look at a tenant's entire credit picture. This is very important part of screening because if there is not the ability to consistently pay during the term of the lease, then what? Maybe the City of Olympia can start a "tenant fund" to reimburse landlords that abide by any new rules, but and the tenant can't pay. People with medical debt or educational debt have often entered into payment plans. These payments have to be considered when renting to them. There student loan payments may be more than the rent. Also the Trump administration is completely re-writing the rules on student loans, so I don't know how a regulation like this would work without knowing the details.

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**Q17. Is there anything you would change?**

See 16.

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**Q18. What credit history information is most concerning to you?**

All the information is important, managing their credit card debt, installment payments, excessive car loans, other payments, judgements, etc.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Again, landlords are looking at the overall history and credit worthiness of tenants. this is another laundry list that will be impossible for small landlords to manage. Most landlords take into consideration all the history. If there are circumstances that need explaining, encourage tenants to do that. Evictions/court actions are some of the most expensive risks a landlord takes. Several months of unpaid rent and prospect that it may never be collected. In the meantime, the tenants trash the property and leave a bigger mess to clean up. I only wish all the City Council members could own rental property and have this happen to them as it has to many landlords.

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**Q21. Is there anything you would change?**

I don't think any landlord would not rent to a qualified tenant if there was a no-fault eviction.

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**Q22. What rental history information is most concerning to you?**

Has the tenant timely paid rent and taken care of the properties they previously occupied.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

How can a landlord rent to just anyone? Of course they can already prove alternative documentation. What recourse would a landlord have if the person(s) were in the country illegally and ICE arrest them and no one even informs the landlord?

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**Q25. Is there anything you would change?**

This has to be between the landlord and tenant. For me, the risks would be way too high.

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**Q26. If the City implemented these policies, how would it impact how you do business?**

I would sell my 3 small single family affordable rentals. I've been contemplating it anyway because of the registration process and other regulations being promulgated and considered by the City. These properties have become too valuable to rent to just anyone.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Fix the homeless problem, address mental health, educate kids on how to properly manage finances, provide a process for educating tenants on how to communicate with landlords and property management companies, counsel tenants on what they need to do to be qualified and accepted as tenants. Why is this a landlord problem?

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

See 27.

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**Respondent No:** 56

**Login:** Registered

**Responded At:** Jul 31, 2025 14:39:58 pm

**Last Seen:** Jul 31, 2025 19:24:13 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

It is important to have as much information as possible about a potential tenant before signing a rental contract to ensure, as best as possible, that the rent will be paid and the property taken care of. This becomes increasingly important as it becomes harder to evict tenants who do not pay the rent or do damage to the property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

A SSN is by far the most efficient means of gathering information from third party sources to verify information provided by the applicant.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

There needs to be some flexibility so that property managers/landlords can take a risk on an applicant that might otherwise not meet screening criteria.

Q9. **Is there anything you would change?**

Allow property managers the maximum flexibility to meet the needs of landlords and applicants/tenants.

Q10. **What income or employment information is most concerning to you?**

Tenants need to be able to pay the rent and utilities.

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

There are already federal rules that require landlords/property managers to consider individual circumstances.

**Q13. Is there anything you would change?**

Rather than having the landlord/property manager take on all of the risk, the city should develop a program to provide incentives and reduce risk for landlords/property managers to rent to people with criminal convictions.

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**Q14. What convictions or types of convictions concern you most?**

property damage and violent crimes

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**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

Properties are expensive assets and renting them to anyone is a risk. Landlords/property managers need to be given all the tools they can to mitigate that risk and make individual-based decisions.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Evictions, failure to pay rent or other bills on time, too much debt to be able to afford the rent.

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**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

Landlords/property managers need flexibility to consider individual circumstances. Evictions are incredibly expensive and time consuming. If a person has been evicted in the past it means they did not leave the premises when they were asked to, and this is of obvious concern. There could be circumstances where the landlord/property manager may decide to take on the additional risk, but they should never be forced to.

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**Q21. Is there anything you would change?**

The city could instead develop an incentive program for landlords to take on the additional risk, or develop a different sort of program where the city took on the additional risk instead of forcing landlords to do it.

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**Q22. What rental history information is most concerning to you?**

Failure to pay rent, failure to leave the premises when asked to do so.

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**Q23. Rate your level of support for this policy** Fully support

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**Q24. Why did you answer this way?**

As long as other tools remained in place to determine whether the applicant was able to pay rent and did not have a history of causing property damage, I would support this policy.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Housing is an expensive asset and renting it to someone is always a risk. Any time someone doesn't pay their rent or causes damage to the property it is a direct cost to me. If I couldn't mitigate the risk, I would sell the property and leave the rental market.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Please work with property managers and landlords in the city to find solutions that work for both property owners and tenants. Rather than requiring landlords and property managers to shoulder all of the additional risks proposed by these policies, the city should instead develop programs to share the risk and/or create incentives to reduce the burden.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I own a single rental property. I maintain the home and work with a property management company to be a good landlord. Over the past few years the tenant protections have substantially increased my risk, and the proposed policies would further increase the risk. My opinion is that Olympia should be encouraging more people to enter the rental market, not increasing risk so much that people are pushed out.

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**Respondent No:** 57

**Login:** Registered

**Responded At:** Jul 31, 2025 16:14:46 pm

**Last Seen:** Jul 31, 2025 22:55:30 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	I need to ensure I have a credit worthy and reliable tenant that will not create problems for the homeowners association and my surrounding neighbors. This is my personal property and investment and I need to protect my assets.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	I'm not sure of any other process or alternative to getting a Social Security number. Again I need to protect my assets so I need to gain all of the pertinent information to do so
Q7. Rate your level of support for this policy	Fully support
Q8. Why did you answer this way?	As long as there is the proper income to cover rent and that they have a decent credit score, then this is not a problem
Q9. Is there anything you would change?	No
Q10. What income or employment information is most concerning to you?	The income must be enough to have them be able to pay rent and live on. Plus they should have a job unless they can provide assets showing they don't need to work
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	If there's criminal history present five years is not a long enough period of time to show that this issue will not occur again.
Q13. Is there anything you would change?	not answered

**Q14. What convictions or types of convictions concern you most?**

Rape, robbery, Battery, assault, and murder

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

There must be some credit history showing credibility. You can't go in and buy a car or a house if you don't have proper credit so why is this any different.

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**Q17. Is there anything you would change?**

There must be some basis of a credit history or income showing credibility that rent will be paid

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**Q18. What credit history information is most concerning to you?**

None or extremely high debt with a credit score at 400 or below

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

The decision should be up to ownership of the property as it's their asset. If they don't want to rent to somebody they shouldn't have to and be forced to rent to someone that they don't want in their house or on their property. It's just that simple!

---

**Q21. Is there anything you would change?**

It should be up to ownership to decide whether the tenant is someone they want to get into a relationship with and be partner with their personal asset.

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**Q22. What rental history information is most concerning to you?**

Evicted due to nonpayment or due to damage to property

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

I think in this day and age it is very clear that you need to be either a US citizen or have the proper documentation to be in the United States. So to rent a property you need to be able to show that you have the correct papers to be here.

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**Q25. Is there anything you would change?**

Needs proper governmental identification

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would consider selling my property. I don't want to be in a city where the landlord and property owner has less rights than someone just off the streets that does not have proper documentation or a history of doing the right thing. In the end the property owner will be screwed. It's just like homelessness today where people that are camping out on public property doing drugs, having sex on city sidewalks have more rights than tax paying citizens.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 58

**Login:** Registered

**Responded At:** Jul 31, 2025 16:15:45 pm

**Last Seen:** Jul 31, 2025 22:28:16 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

- Income verification (paystubs, W-2, bank statements, etc)
- Credit check
- Criminal background check
- Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I strive to build a strong partnership with the residents who live in my home, and the community in which my house is located. To protect the interests of all parties, I aim to gather as much information as possible about each applicant. Rather than relying solely on a credit score, my property manger conducts a comprehensive credit background check to understand how applicants manage their finances and debt. A detailed credit profile is the most reliable indicator not only of whether a household will pay rent on time, but also of how responsibly they are likely to maintain the property. This home is my most valuable asset and serves as my retirement security. I don't have significant savings, so I depend on the timely payment of monthly rent to cover the mortgage. Therefore, thorough renter screening is essential to ensure I select reliable tenants. Without it, the risk of missed rent payments could jeopardize my ability to pay the mortgage and I will end up homeless!

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

My property manager requires a Social Security Number (SSN) to conduct a full background screening and verify identity. However, they also accept other government-issued documentation for individuals who are legally residing in the United States. Without proper identification and background verification, there is limited recourse if issues arise, particularly with foreign nationals.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Imposing strict income-to-rent ratio requirements can increase the risk of tenancy failure if unforeseen circumstances arise, leaving me as the property owner in a vulnerable position and asking me to hand over a high-value asset with fewer protections in place. Like I mentioned before, the risk of missed rent payments could jeopardize my ability to pay the mortgage and maintain housing stability. Taking away the protection of homeowners will lead to an increased bankruptcy of single home owners who were willing to put their assets on the market to help with the housing crisis. Bigger rental companies with more financial securities will increase their market shares and therefore they can easily drive rental prices up.

**Q9. Is there anything you would change?**

Managing rental agreements with unrelated roommates can be challenging, especially when not all parties are financially capable of covering the full rent independently. In my experience, it's common for one or more roommates to move out, leaving the remaining tenants unable to meet the full rental obligation. Due to recent state and local regulations around notice and eviction, resolving these situations can become a lengthy and costly process—particularly if the tenants are unwilling to vacate or cannot quickly secure a qualified replacement. Like I mentioned before, the risk of missed rent payments could jeopardize my ability to pay the mortgage and maintain housing stability. I wished the city's housing program would take the landlords challenges with unreliable renters seriously, otherwise you will increase the housing crisis and not solve it.

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**Q10. What income or employment information is most concerning to you?**

Demonstrating stable, long-term employment and ensuring that no more than approximately 35% of income is allocated to housing costs are key indicators of a sustainable tenancy. Housing providers should have the flexibility to set their own screening criteria based on their risk tolerance and business model. If those criteria are too strict, they may face longer vacancy periods or may need to lower the rent to attract qualified tenants.

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

I'm concerned that once these restrictions are in place, they could be expanded in ways that further limit basic screening practices. Housing providers are already required by HUD to evaluate each applicant individually, particularly regarding criminal history—placing additional liability on us if something goes wrong after move-in. It's unclear why a five-year threshold is considered the standard. Rather than creating a patchwork of local rules, we believe it's more consistent and effective to follow established national HUD guidelines.

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**Q13. Is there anything you would change?**

Get rid of the 5-year rule. There shouldn't be a limit how far I can go as a homeowner. I provide a valuable asset of mine to the care of a stranger.

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**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

My property manager already exercise flexibility in the screening criteria when an applicant is strong in other key areas. However, a high debt load—regardless of the type—can quickly put a household at financial risk. The exception is verified investment debt, such as a mortgage that is fully offset by rental income. They've seen applicants earning \$10,000 to \$20,000 per month who still demonstrate poor financial management and credit behavior. As a housing provider I should be allowed to determine how much risk I am willing to take on. It's important to remember that credit history remains the strongest predictor of both financial reliability and how well a household will care for a home.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage finances.

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Q19. **Rate your level of support for this policy**

Do not support

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Q20. **Why did you answer this way?**

As a homeowner I should have the discretion to assess whether I am willing to accept the added risk based on the full context. For example, if someone was previously evicted but eventually paid off the debt, it's a positive sign of their financial responsibility. However, it still indicates that they did not vacate the property as required, which can be a significant challenge for housing providers.

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Q21. **Is there anything you would change?**

not answered

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Q22. **What rental history information is most concerning to you?**

Effective communication, property maintenance, and timely payments—all essential indicators of whether the individual has fulfilled their responsibilities.

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Q23. **Rate your level of support for this policy**

Do not support

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Q24. **Why did you answer this way?**

If these new regulations are passed, housing providers would be forced to rent to individuals without fully understanding the risks involved. For most providers, the potential risks are too high, though some may choose to rent to undocumented individuals as part of their policy. The decision should remain with individual housing providers, rather than imposing a blanket approach that increases risks across the entire marketplace.

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Q25. **Is there anything you would change?**

As a former immigrant who is now a lawful citizen, I understand the challenges of finding suitable housing. However, as the owner of just one property, I require more protection than a commercial rental company, which typically has greater financial resources and security. Therefore, larger rental companies are better equipped to shoulder risks that single-property owners simply cannot afford to take on.

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Q26. **If the City implemented these policies, how it would it impact how you do business?**

I would sell my property and leave the rental market for good.

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Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

Yes, it's important to collaborate with housing providers to address any emerging issues. Currently, most housing providers like me, are small "mom-and-pop" owners who manage only one or few units. Talking to my property manager this is changing rapidly. Each time a new round of "Tenant Protections" is implemented, approximately 10% of managed portfolios in my area is sold, and a significant portion of remaining owners hire professional managers. In either case, costs rise, and the local community fabric weakens. When there are concerns about housing shortages, it's crucial to work with the providers to develop solutions. If suppliers are treated as adversaries and their business practices legislated, the result will be reduced inventory and higher costs for everyone.

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Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

Complex issues often become entangled in politics, but it's time to move beyond that and focus on finding common ground. I've been told two things: first, that we are not considered housing providers because we expect a return on our investment, and second, that we only respond with "no" to proposed policy changes. In reality, private investment accounts for over 90% of rental housing in our community, and many of the proposals from these housing providers have been dismissed outright by policymakers. Unfortunately, goodwill has not been cultivated in this process.

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**Respondent No:** 59

**Login:** Registered

**Responded At:** Jul 31, 2025 17:36:11 pm

**Last Seen:** Aug 01, 2025 00:02:37 am

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To assure that rent will be paid, person does not have history of skipping out on rent owed or damages to property.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We used a third party to check on rental history, etc and they required this information to verify history. We have not experienced not having an SSI, so have not needed an alternative.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

We have experienced several situations where room mates moved out, marriages ended, etc leaving not enough total income for rent. It is a difficult issue. Affordability vs dependability.

**Q9. Is there anything you would change?**

I thinking making a policy requiring landlords to not consider income puts small landlords in a difficult position and may push small owners out, which only exacerbates low housing availability.

**Q10. What income or employment information is most concerning to you?**

Employment history and total income from what sources

**Q11. Rate your level of support for this policy**

Fully support

**Q12. Why did you answer this way?**

I have personal history with people who have made mistakes and are now doing well

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Selling drugs, violence

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

Depends on what their income vs. Monthly payments is. Can they afford rent

---

**Q17. Is there anything you would change?**

Somehow the policy needs to allow the landlord to consider if rent can be paid given the debt

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**Q18. What credit history information is most concerning to you?**

History of unpaid debt that may impact rent

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**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

In general seems like this is ok, but if repeated history of eviction, there seems to be more grounds for non approval

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**Q21. Is there anything you would change?**

Repeated evictions can be considered in refusing to rent

---

**Q22. What rental history information is most concerning to you?**

Length of rentals, frequency of moves, condition of move out, problems such as eviction for cause

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

Seems reasonable

---

**Q25. Is there anything you would change?**

Give landlord the right to refuse if documents are not sufficient

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I am a small landlord and each new requirement increases the complexity and reduces the probability I will stay in business.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Involve large and small landlords in implementation to assure you can keep it simple for both landlords and future tenants

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 60

**Login:** Registered

**Responded At:** Aug 01, 2025 00:42:20 am

**Last Seen:** Aug 01, 2025 07:15:38 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

It is important to ensure salary to make sure someone can afford rent. Credit is used to look at a person's history, if they have bad credit they are more likely to not pay rent (I'm sure statistics would back that up). Good past rental history equals probable good future rental history, poor past history indicates probable poor future rental history.

Q4. **Do you require applicants to provide a Social Security number?** not answered

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I'm not sure if the rental management company uses this.

Q7. **Rate your level of support for this policy** Fully support

Q8. **Why did you answer this way?**

With laws that have made it far more challenging to evict those who don't pay rent it's more important than ever to ensure they can afford rent.

Q9. **Is there anything you would change?**

Make it easier to evict those who are behind on rent. If landlords were able to be more proactive on evicting people maybe it would make more sense to lower pre-rental standards. As things are if standards are lowered and eviction takes months it would creat an even bigger challenge.

Q10. **What income or employment information is most concerning to you?**

Stable employment and income where they can afford rent.

Q11. **Rate your level of support for this policy** Fully support

Q12. **Why did you answer this way?**

Work these standards violent people can still be screened out for the safety of the community. All these proposed standards make sense and seem reasonable due both the renter and the landlord.

**Q13. Is there anything you would change?**

I fully support these changes.

---

**Q14. What convictions or types of convictions concern you most?**

Crimes against minors and violent crimes. To a lesser extent drug manufacturing due to how terrible that is for the neighborhood.

---

**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

I work with people who use housing vouchers and as a whole they are less likely to be great tenants. They often have psychosis which is the reason they are on a housing voucher, and they are less stable.

---

**Q17. Is there anything you would change?**

Not enough credit history is fine, people need to start somewhere. But as long as their income is high enough they are likely stable and can pay rent. People using housing vouchers are less likely to be stable and reliable tenants.

---

**Q18. What credit history information is most concerning to you?**

Poor past rental history.

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**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

This is simple, good tenants don't have any sort of eviction process on their history.

---

**Q21. Is there anything you would change?**

The landlord can look at this information and use it to make a decision. The landlord can evaluate on a case by case basis.

---

**Q22. What rental history information is most concerning to you?**

Any sort of eviction history.

---

**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

I don't care if a person is here legally or not, people are trying to improve their life and I support that. I'm only concerned that a person is a good renter, not their immigration status.

---

**Q25. Is there anything you would change?**

No

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Evictions being so difficult is already a barrier in renting, being less able to screen tenants would add to that challenge. For many people they are more likely to have their home foreclosed on if they have a renter who doesn't pay rent and who they can't evict in a reasonable time frame.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If barriers to renting and reduced then also reduce barriers to eviction.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Reducing landlord control of who they choose to rent to seems like a terrible idea. It's especially terrible due to how long the eviction process takes.

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**Respondent No:** 61

**Login:** Registered

**Responded At:** Aug 01, 2025 07:37:57 am

**Last Seen:** Aug 01, 2025 13:50:16 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
--	---

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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Reduce risk of damage to house, reduce risk of default on payment
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Q4. Do you require applicants to provide a Social Security number?	No
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Driver's License in case of collections
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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?	Yes to using combined income, no to 2.5. It is common that both parties work but amount of personal expenses has not dropped. 2.5 increases landlord risk while combined income has become a necessity for most families.
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Q9. Is there anything you would change?	Remove the 2.5 language or change it to 3.
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Q10. What income or employment information is most concerning to you?	Indication of already living beyond their means, such as no savings plus debt while employed
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Q11. Rate your level of support for this policy	Do not support
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Q12. Why did you answer this way?	If someone turns 18 a crime of a minor may have been months, weeks, or even days ago so not enough time to adjust behavior. Limiting the types of convictions is also wrong because you may be forcing a landlord to have someone in their property they, or their other tenants (especially if renting rooms, are not comfortable with for good reason.
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**Q13. Is there anything you would change?**

Remove Applicants can't be rejected based on crimes committed as a minor. Remove Applicants can't be rejected based on convictions older than 5 years, unless the offense is related to violence against another person, property damage, manufacture of illegal drugs, or the person must register as a sex offender for life.

---

**Q14. What convictions or types of convictions concern you most?**

violence, payment default, sexual, drug

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

While I agree with the goal of this, Debt takes repayment so reduces available income which means increased risk of payment default, regardless of the source of that debt, increasing the risk to the landlord. A lack of credit history or no credit history means the risk is less likely to be accurately determined so more risk to the landlord.

---

**Q17. Is there anything you would change?**

Remove Applicants cannot be rejected for having no credit history or insufficient credit history. Remove Applicants cannot be rejected based on medical debt or education/vocational debt .

---

**Q18. What credit history information is most concerning to you?**

Ongoing debt at high rates compared to income and increasing debt over time

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Evictions, other than no fault, require a large amount of work, and may require additional cost, time, and lawyers for a landlord and a settlement may mean that a landlord just accepted whatever they could get rather than actually receiving full payment. This is a major risk to the landlord and easily abused by a tenant.

---

**Q21. Is there anything you would change?**

Remove all except Applicants cannot be rejected based on no-fault evictions (such as if the landlord needed to move back into the unit, or the landlord decided to sell the unit).

---

**Q22. What rental history information is most concerning to you?**

Evictions, damage to property, inconsideration of neighbors or other tenants

---

**Q23. Rate your level of support for this policy**

Somewhat support

---

**Q24. Why did you answer this way?**

Does this protect the landlord from the Federal government for providing housing to illegal immigrants? If this forces landlords to be in violation with the Federal government, this is a major risk as potential fines and or imprisonment if the federal government enforced this.

---

**Q25. Is there anything you would change?**

Unless there is no risk from the federal government, this should be removed.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

These are all barriers to renting. The more protections for renters, the less housing will be available as people will stop renting because the risk is too great OR need to increase rents due to increased risk.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Limit rules to apartment complexes instead of individual homes, so maybe based on number of units such as 8 or above as it unlikely someone is renting out 8 rooms in a house.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Limitations on landlord protections reduces housing options as the hassle and increased risk make owners less likely to rent or having to increase costs in order to cover additional risk. Also, collecting security and last month rent should be re-allowed as a single month's amount is not enough at stake for renters to act well towards the property. With this rule I have seen a drop in renter care, which makes me want to stop renting out my building.

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**Respondent No:** 62

**Login:** Registered

**Responded At:** Aug 01, 2025 07:56:37 am

**Last Seen:** Aug 01, 2025 14:33:25 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
Getting a recommendation from a trusted neighbor or friend has been the best screening device for me.
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
Driver license
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
Landlords need to be able to decide what financial is required
- 
- Q9. **Is there anything you would change?**  
Government intervention should be limited
- 
- Q10. **What income or employment information is most concerning to you?**  
Having a job that pays the rent
- 
- Q11. **Rate your level of support for this policy** Neutral/unsure
- 
- Q12. **Why did you answer this way?**  
I believe in giving people a second chance, but not a third or fourth chance if they are shown that they are repeat offenders
- 
- Q13. **Is there anything you would change?**  
I think a 10 yr. clean record is a better indicator then 5 yrs.
- 
- Q14. **What convictions or types of convictions concern you most?**  
Violence in any form
-

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

It is essential to be fairly sure that a person can pay the the monthly rent on time

Q17. **Is there anything you would change?**

Let the landlord decide the credit worthiness of an individual, not the government

Q18. **What credit history information is most concerning to you?**

not answered

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

Too much gov intervention

Q21. **Is there anything you would change?**

Allow the Landlord the right to decide who is renting their property

Q22. **What rental history information is most concerning to you?**

past evictions

Q23. **Rate your level of support for this policy**

Fully support

Q24. **Why did you answer this way?**

I am a believer that hard-working immigrants should be given an opportunity.

Q25. **Is there anything you would change?**

.

Q26. **If the City implemented these policies, how it would it impact how you do business?**

I would think about selling

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

Use complaints by tenants to target bad landlords, don't blanket every rental in Olympia with restrictions

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

A person's race, religion, or orientation is not a factor in deciding who my renter will be; what is a factor is their ability to take care of the rental, not be a neighborhood nuisance, and pay the rent each month. I am not for the city telling me who or whom I can't rent to.



**Respondent No:** 63

**Login:** Registered

**Responded At:** Aug 01, 2025 08:02:33 am

**Last Seen:** Aug 01, 2025 14:35:08 pm

Q1. **Are you a: (select any or all that apply)**

**Other (please specify)**

affordable housing advocate

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

owners want to know if renters can and have in the past been good tenants

Q4. **Do you require applicants to provide a Social Security number?**

Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

If they do not have a ss number they are not a good gambel that they will pay there rent on time.

Q7. **Rate your level of support for this policy**

Do not support

Q8. **Why did you answer this way?**

the 2.5 is a great goal but is beyond the landlords control. so I think I read this as I'm renting my unit for 2000 a month, the tenant, singular, would need to make 5000 a month or i have to lower my rent. it would be unwise to not base it on household income, but again beyond the landlords control. with past tenant rights bills. i know many landlords selling there rentals in olympia, removing them from the rental market. decreased supply leads to increased rents.

Q9. **Is there anything you would change?**

DO NOT LIMIT WHAT A LANDLORD CAN CHARGE BASED ON A RENTERS INCOME. YOU WILL LOSE RENTAL INVENTORY.

Q10. **What income or employment information is most concerning to you?**

INFO SHOWING CONSISTENCY

Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

IT IS THE LANDLORDS PROPERTY, ITS THEIR CHOICE!

Q13. **Is there anything you would change?**

DO NOT REQUIRE THIS

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Q14. **What convictions or types of convictions concern you most?**

FINANCIAL CRIMES. VIOLENT CRIMES

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Q15. **Rate your level of support for this policy**

Do not support

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Q16. **Why did you answer this way?**

LANDLORDS WANT TO KNOW THEY WILL GET PAID ON TIME. THE 3RD CHOICE HAS SOME MERIT.

---

Q17. **Is there anything you would change?**

not answered

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Q18. **What credit history information is most concerning to you?**

CONSISTENCY

---

Q19. **Rate your level of support for this policy**

Do not support

---

Q20. **Why did you answer this way?**

not answered

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Q21. **Is there anything you would change?**

not answered

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Q22. **What rental history information is most concerning to you?**

CONSISTENCY

---

Q23. **Rate your level of support for this policy**

Do not support

---

Q24. **Why did you answer this way?**

IF THEY ARE IN US ILLEGALLY, THEY SHOULD NOT BE WELCOMED

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Q25. **Is there anything you would change?**

not answered

---

Q26. **If the City implemented these policies, how it would it impact how you do business?**

THE CITY WILL LOSE RENTAL INVENTORY

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Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

DO NOTHING, THE CITY HAS ALREADY PASSED TO MANY REQUIREMENTS FOR RENTAL PROPERTIES. YOU ARE LOSING RENTAL INVENTORY WHICH WILL INCREASE RENTS

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

THE CITY SHOULD BE ADVOCATING FOR THE CREATION OF AFFORDABLE HOUSING UNITS, NOT PASSING THINGS LIKE THIS THAT WILL DECREASE THE SUPPLY OF RENTAL UNITS IN THE CITY!

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**Respondent No:** 64

**Login:** Registered

**Responded At:** Aug 01, 2025 08:05:01 am

**Last Seen:** Aug 01, 2025 13:43:43 pm

**Q1. Are you a: (select any or all that apply)**

**Other (please specify)**

Landlord with rental property in NE Olympia (incorporated Thurston County)

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We screen applicants primarily to guard against difficulties it would take to evict a tenant who is not paying rent or is damaging the property. As a Mom ! Pop shop, we operate on thin margins and cannot afford to pay someone else's rent with all of the expenses we have. We are charitable, working with tenants and haven't evicted anyone yet. If the government is going to make it more restrictive for property owners, they they should have to pay the costs of tenants not paying rent and any damages.

**Q4. Do you require applicants to provide a Social Security number?**

No

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

It doesn't seem necessary.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

I think this policy seems fair on the surface, we would have no problem with it; however, it is bad policy overall. Let the market decide who they can rent to. Allow developers to build more housing. Attract developers by not placing burdensome measures.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

Someone who doesn't have a steady job with irregular income requires us to shoulder the risk rent non-payments and evictions.

**Q11. Rate your level of support for this policy**

Neutral/unsure

**Q12. Why did you answer this way?**

Again, sounds fair on the surface. We don't even ask for criminal background checks, but bad policy and posturing nom the less. If there was a housing glut, this would not be an issue. Landlord would screen less.

---

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Violence, sexual crimes, certain types of drug manufacturing (ie Meth).

---

**Q15. Rate your level of support for this policy**

Neutral/unsure

---

**Q16. Why did you answer this way?**

Same as my answer before.

---

**Q17. Is there anything you would change?**

not answered

---

**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

As a small time property owner, I would prefer to be able to make the decision on a case-by-case basis for myself. If you are going to make a law that restricts property owners, then you should have a fund to pay them when things go awry.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Acrimonious, not willing to work in good faith, property damage

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

Again, we don't ask these things, but property owners should be allowed to ask what they want, it is their property. Remove barriers and allow for more and more dense housing, you won't have a problem. I say this not in my best interest. It would be better for me, if you continue to restrict new development and property owners as this will just continue to drive up the rent.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It wouldn't directly impact me because my property is just outside of city limits. In fact, it might help me as these policies tend to discourage investments in housing and drive up prices. I am only participating in the survey because I actually care about Olympia!

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 65

**Login:** Registered

**Responded At:** Aug 01, 2025 08:46:38 am

**Last Seen:** Aug 01, 2025 15:40:35 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**
- I want to ensure that the people I trust to rent my property are capable of paying, are trustworthy not to damage my property and are a good fit for the community.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**
- Require SS# for full background screening and identification. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong. We do make other accommodations for particular housing that target sub-populations such as refugees who are working with an NGO and have wrap around support and an owner of a property who is willing to take the added risks.
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**
- Restricting income/rent ratios means higher risks of failure should something go wrong. We try not to put potential residents in situations in which they may fail, and we see applicants who want to push their resources to the limits when alternatives are available. In some of the lower end small multiplexes we lease out, we would work with owners if all other things considered in the background checks are strong to make exceptions. With a policy limiting the income/rent ratio you are asking owners of properties to turn over an asset of very high value with fewer safeguards.
- 
- Q9. **Is there anything you would change?**
- Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. What we have seen over and over is that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction, it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.
-

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**Q10. What income or employment information is most concerning to you?**

Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. If they are too strict, then they will have long vacancies or need to rent at a lower market rate.

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

I do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. We already are required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if we move someone into a community and something bad happens). Not sure what the magic number is with 5 yrs. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

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**Q13. Is there anything you would change?**

Get rid of the 5-year restriction.

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**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

We already are flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. We see people who make 10 - 20K per month who are terrible managers of their finances and credit. Let the housing providers decide how much risk to accept. Remember credit is the number one predictor of how well a household will do in a home.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage finances.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Communication, taking care of property, paying on time - in other words - did they follow through with their obligations.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

If all of these new regulations are passed, you are asking all housing providers to rent to unknown people. The risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing successfully.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of "Tenant Protections" is implemented, about 10% or so of the managed portfolios in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with the providers of that product to create solutions to any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less inventory and a more expensive product.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics get in the way. . . Let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides more than 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Goodwill has not developed.

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**Respondent No:** 66

**Login:** Registered

**Responded At:** Aug 01, 2025 09:28:22 am

**Last Seen:** Aug 01, 2025 15:38:19 pm

Q1. **Are you a: (select any or all that apply)**

Former landlord/property manager in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Landlords risk a lot by putting their properties out for use by others. This is the BEST way to protect the Landlords investment and insure that the landlord will be able to continue in this business. I got out of this business for this very reason... You Statists believe that you know better and in reality you've only short circuited the process. You created the problem that you are now trying to fix. YOU ARE THE PROBLEM.

Q4. **Do you require applicants to provide a Social Security number?**

Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

They can fake other documentation. A valid SSN along with other documents to verify that this is a Real person and not a fake or impersonation of an innocent person is IMPERITIVE.

Q7. **Rate your level of support for this policy**

Do not support

Q8. **Why did you answer this way?**

If they don't have enough income, then they are general unable to keep up with rent, utilities and basic maintenance. This leaves the Landlord on the hook for payments and neglected property that can become quite expensive. Landlords won't stay in business if they are LOSING Money... That's a FACT of Capitalism that you Commies just don't seem to understand... That's why I left and there will be more to follow... ONLY large companies (that you hate) will be able to stay in business as they absorb some of these costs via the tenants that do pay.

Q9. **Is there anything you would change?**

Let the free market decide, you know... the one that you've successfully short circuited over the past decades...

Q10. **What income or employment information is most concerning to you?**

not answered

Q11. **Rate your level of support for this policy**

Somewhat support



**Q12. Why did you answer this way?**

Everyone deserves a second chance and if they've truly redeemed themselves I'm for that. However, it should still be up to the Landlord, you know the one the OWNS the property to make the final decision, not some Statist bureaucrat with a pocket full of rules to tell the Landlord what they can and cannot do with the Landlord's Property. It belongs to the Landlord, the business belongs to the Landlord... NOT THE STATE

---

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

uh Felonies, including being here illegally, yes it IS a crime..., property destruction, theft, drug offenses

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

The Landlord should decide... not YOU

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

The Landlord should make the final decision

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

I've already spelled out my opinion in the previous answers

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would never even think of doing business here again.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Get you nose out of peoples business, you have created all the problems that you're attempting to fix.

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**Respondent No:** 67

**Login:** Registered

**Responded At:** Aug 01, 2025 09:31:50 am

**Last Seen:** Aug 01, 2025 16:12:44 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We unfortunately see a lot of fraud in the application process, so we use a third party company to verify all items listed. Criminal background is not an automatic denial. Serious Crimes in the past 7 years are flagged for our risk management department to review and we give the applicant a chance to provide documentation and personal statements.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

If an applicant doesn't have a SSN/SSC, we run the screening without it. This typically results in "no credit history" which then requires an additional deposit or bond for approval.

Q7. **Rate your level of support for this policy**

Fully support

Q8. **Why did you answer this way?**

This is standard in our business. With higher mortgage and rental rates and a significant increase in cost of living versus increase in salaries, asking for more than 2.5 times would disqualify too many people and make renting too difficult.

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

We do income verification through a third party and prefer bank linking for reviewing consistent direct deposits. However, we understand not all people are able to obtain or maintain a bank account, and some choose to receive a paper check and cash it. For those applicants, we use paystubs. We see the most fraud with paystubs falsely generated with AI tools, or edited from someone else's. We also see a lot of fraudulent "offer letters" for new jobs.

Q11. **Rate your level of support for this policy**

Fully support

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**Q12. Why did you answer this way?**

I understand that people can change over time, and having a charge from 10, or 30 years ago ruin your ability to rent would be detrimental to those who have bettered themselves. I appreciate t having a cavoite for violent crimes, manufacturing of drugs and sex offenders as these are the most concerning crimes that could impact the property or the other residents in a community.

---

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

violent crimes, sex offenders, manufacturing or distribution of illegal drugs, theft.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

My company already screens in support of the first two items. We do not look at medical or educational debt and we don't deny for lack of credit, as this would negatively impact people based on their age or immigration status. However, I have concerns on the last item. Most residents who have a housing voucher are still responsible fora portion of their rent and all of their utilities, so their own payment history is still important.

---

**Q17. Is there anything you would change?**

I would remove the third item

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**Q18. What credit history information is most concerning to you?**

unpaid landlord debts. frequent missed payments.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

I support all of these except #2.

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**Q21. Is there anything you would change?**

#2 - In the legal atmosphere in Washington right now, it is a long and expense process to evict a resident. It has become a common practice to settle with a resident to save time. The landlord often takes a large loss in order to regain possession of the home and remove the tenant. This is especially common with a very large balance resident, or a resident who's behavior/etc has been an extreme issue to the community. The client/owner agrees to waive their debt in exchange to simply get them off the property. So coming to a settlement or agreement doesn't make them less of a risk.

---

**Q22. What rental history information is most concerning to you?**

landlord payment history, large balances due, misconduct.

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

immigration status shouldn't affect a person's ability to be housed.

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**Q25. Is there anything you would change?**

no

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

we would need to change our screening policies slightly (we screen credit back 7 years) and do deny for any landlord judgement or eviction.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 68

**Login:** Registered

**Responded At:** Aug 01, 2025 10:09:03 am

**Last Seen:** Aug 01, 2025 16:59:45 pm

Q1. Are you a: (select any or all that apply)

Other (please specify)

Management company

Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

All of these are important to qualify a renter

Q4. Do you require applicants to provide a Social Security number?

Yes

Q5. Do you have an alternative process for applicants who don't have a Social Security number?

Yes

Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

ITIN

Q7. Rate your level of support for this policy

Do not support

Q8. Why did you answer this way?

If they do not meet this income requirement, we do not know that they can adequately pay rent, leaving landlords in a bind and could lead to an eviction on their record

Q9. Is there anything you would change?

They need to be required to make 2.5 times the rent

Q10. What income or employment information is most concerning to you?

not answered

Q11. Rate your level of support for this policy

Somewhat support

Q12. Why did you answer this way?

I agree with some of this but not all. Some of them may poses challenges to the safety of a given community

Q13. Is there anything you would change?

Convictions should be 7-10 years, not 5.

**Q14. What convictions or types of convictions concern you most?**

Felonies

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**Q15. Rate your level of support for this policy**

Fully support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Court rulings have become very tenant friendly so can win a court case but still should not be able to rent somewhere if they have an eviction on their record and did not pay their rent for an extended period of time.

---

**Q21. Is there anything you would change?**

Should be rejected if they have an eviction, regardless of if they won the case

---

**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would impact how you do business?**

Could very negatively affect landlord ability to maintain the asset and pay their mortgage if people are approved without earning 2.5 times the rent and can get approved if they have an eviction on their record

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 69

**Login:** Registered

**Responded At:** Aug 01, 2025 10:15:08 am

**Last Seen:** Jul 31, 2025 18:53:07 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** **Other (please specify)**  
I have a property management company accomplish this.
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
I have a property management company accomplish this.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
I have a property management company accomplish this.
- 
- Q7. **Rate your level of support for this policy** Fully support
- 
- Q8. **Why did you answer this way?**  
I want tenants who can pay their bills. This makes it less stress on everyone.
- 
- Q9. **Is there anything you would change?**  
not answered
- 
- Q10. **What income or employment information is most concerning to you?**  
That they have legal income.
- 
- Q11. **Rate your level of support for this policy** Do not support
- 
- Q12. **Why did you answer this way?**  
I want tenants who can abide by current laws.
- 
- Q13. **Is there anything you would change?**  
Get rid of 'Applicants can't be rejected based on arrest records that did not result in conviction '
- 
- Q14. **What convictions or types of convictions concern you most?**  
Violence and drugs/alcohol.
-



Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

I want stable tenants.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

not answered

Q19. **Rate your level of support for this policy**

not answered

Q20. **Why did you answer this way?**

not answered

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

not answered

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

I want law abiding tenants.

Q25. **Is there anything you would change?**

Delete 'Applicants may not be asked about their lawful presence in the U.S. '.

Q26. **If the City implemented these policies, how it would it impact how you do business?**

I would consider selling and moving.

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

Bring more support to small owners like me. Small owners have move leway. Big owners set policies that do alway for any leway.

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

You appear to only care about the tenants. You are chasing out the small owners with all these rules.



**Respondent No:** 70

**Login:** Registered

**Responded At:** Aug 01, 2025 10:27:43 am

**Last Seen:** Aug 01, 2025 17:08:38 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	<p>Rental history check (evictions, references, etc)</p> <p><b>Other (please specify)</b></p> <p>We don't use screening services and we ask tenants about their employment and income. We follow that up to confirm they are employed and we contact former landlords. We do not seek credit history information.</p>
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	<p>Because they are simple, direct and personal. We understand that people formerly with bad credit can be good tenants.</p>
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	<p>Reference checks</p>
Q7. Rate your level of support for this policy	Fully support
Q8. Why did you answer this way?	<p>It's hard enough to secure housing and we think character is more important than finances</p>
Q9. Is there anything you would change?	<p>not answered</p>
Q10. What income or employment information is most concerning to you?	<p>Finding out that prospective tenants have not been truthful. We don't tell reference checks what we are seeking the reference in regard to</p>
Q11. Rate your level of support for this policy	Somewhat support
Q12. Why did you answer this way?	<p>The sexoffender system is completely broken. It is a lie that once a sex offender always a sex offender. There are many sex offenders, who have found redemption or changed their ways or who are simply too old to be a threat. I don't approve of the exception for denying all sex offenders. A sex offender who has completed their sentence and their treatment should be on equal footing.</p>

**Q13. Is there anything you would change?**

I would change the exception for sex offenders to allow those who have completed their sentence and their treatment to be considered on equal footing.

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**Q14. What convictions or types of convictions concern you most?**

Violent offenses within the recent 10 years. Convictions related to housing or landlords.

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**Q15. Rate your level of support for this policy** Fully support

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**Q16. Why did you answer this way?**

There are many reasons people may not have a credit history, for example, returning from overseas after starting a career somewhere else.

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**Q17. Is there anything you would change?**

If credit histories detail that low scores are related to nonpayment of rent, then it is relevant.

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**Q18. What credit history information is most concerning to you?**

We do not use credit histories. We trust people more than we trust the financial sector.

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**Q19. Rate your level of support for this policy** Fully support

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**Q20. Why did you answer this way?**

That's all reasonable. Evictions often aren't fair.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Erratic or nonpayment of rent. Damage to property. Neighbor complains. Not adhering to contractual rules like no smoking. Not being truthful about pets. Having unlicensed businesses operating. It's a long list...

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**Q23. Rate your level of support for this policy** Fully support

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**Q24. Why did you answer this way?**

Biggest threat to me as a landlord about any tenants immigration status would be that ICE might deport them.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Not at all. We have the tenants from heaven. We will do what we have to do to keep them and if they leave, we'll sell the house.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Non-cooperation with federal officials in deportation proceedings.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Maybe look at Vienna Austria's history dating back to the 30s. Why couldn't we build public housing that was available to anyone regardless of income? instead, we give away heaps of money to developers, in the form of tax exemptions based on specious assumptions.

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**Respondent No:** 71

**Login:** Registered

**Responded At:** Aug 01, 2025 10:41:41 am

**Last Seen:** Aug 01, 2025 16:23:08 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We use these screening policies to ensure applicants are set up for success in their housing and to maintain safe, stable communities. While the criteria are set by ownership and not me directly, I believe each element—income, credit, rental history, and background checks—plays a meaningful role in assessing rentability. Income verification is essential to confirm that residents can afford their home, and we accept a wide range of documentation: paystubs, offer letters, bank statements, savings, financial award letters (including Social Security or military benefits), and even notarized documents from outside the U.S. We aim to be flexible and inclusive in how income is demonstrated. Credit checks are used to evaluate patterns of payment history, not simply credit scores. Poor credit does not always result in denial—many applicants with limited or no credit can still qualify with a higher deposit, similar to practices used by utility companies. Rental history checks help confirm that applicants do not owe money to past landlords or have repeated lease violations. If someone lacks rental history, we accept residential history and apply a similar deposit structure, with payment plans available per Washington law—something we actively remind applicants of. For criminal background checks, when something is flagged, it's critical that we follow federal guidelines by offering applicants the opportunity for an individualized assessment and the chance to appeal. This step is vital, especially given the documented disproportionate impact of the criminal legal system on BIPOC communities. I emphasize this step as part of our responsibility to uphold fair housing practices while balancing community safety. Overall, our goal is to apply these policies with consistency, transparency, and care, ensuring that applicants are informed of their rights and supported throughout the process.

**Q4. Do you require applicants to provide a Social Security number?**

No

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We do not require applicants to have a Social Security number because we recognize that not everyone has one. Requiring a Social Security number would create an unnecessary barrier to housing access. Instead, we accept alternative documentation such as ITINs, valid government-issued identification, or international identification where applicable. If an applicant doesn't have a Social Security number or ITIN, we typically enter placeholder information (e.g., all zeros) in the required fields to allow the application to proceed. Housing is a fundamental need, and lack of a Social Security number should never be a disqualifier.

**Q7. Rate your level of support for this policy**

Neutral/unsure

**Q8. Why did you answer this way?**

I'm unsure but I do somewhat support this policy of combined income because while I fully agree with the intent to make housing more accessible, I've rarely—if ever—seen landlords enforce income requirements based solely on one individual rather than total household income. It's puzzling to think this is a widespread issue. Most property management practices already use combined income when assessing rentability, so I'd be curious to see data on how many landlords actually impose the 2.5x threshold on a single person rather than the household. That said, I do understand the concern about high income requirements becoming a barrier. But income screening is also meant to help prevent financial hardship down the line. Financial advisors commonly recommend that no more than 30–33% of a household's income go toward housing. If someone is spending nearly 100% of their income on rent, they may be more vulnerable to eviction if anything unexpected arises—like a medical bill or job loss. It's a balancing act: housing access matters, but so does long-term housing stability.

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**Q9. Is there anything you would change?**

Yes—I think it would be helpful for policies to clearly outline all acceptable forms of income, including alternatives like savings, subsidies, and award letters. This sets expectations early and reduces confusion or denials based on unclear documentation. I also believe deposit payment plans should be discussed more transparently during the application process. In Washington State (RCW 59.18.610), landlords are required to offer payment plans only if requested in writing by the tenant—but not all applicants are aware of that right. In my experience, some housing providers don't proactively share this option unless it's specifically asked for, which can create an avoidable barrier. As a landlord, I think setting applicants up with the right information from the start helps prevent misunderstandings and builds trust. It's not about changing the legal requirement—it's about making it a standard best practice to inform tenants of their options, similar to the approach used in cities like Seattle. When tenants know their rights, and landlords are clear about their policies, everyone wins.

---

**Q10. What income or employment information is most concerning to you?**

Speaking as someone who has personally faced housing hardship and worked in service-industry roles, I think it's concerning when certain types of income—like tips or bonuses—aren't fully considered. Many housing providers dismiss them because they aren't "guaranteed," but if you've ever worked in hospitality, you know tips can be more reliable than a base wage. They may fluctuate, but they absolutely should be recognized as real, reportable income. From the housing provider side, however, the most concerning employment information I've encountered has been fraudulent documentation—specifically, fake paystubs or fabricated employers. It puts us in a difficult position: we're left verifying details that don't add up (like companies that don't exist or addresses that lead to apartment complexes), and we have to deny applicants based on clear inconsistencies. But there's no formal process to hold those submitting fraudulent information accountable, which is frustrating because it doesn't just affect the lease—it can affect the health of the community. In my experience, applicants who falsify income documentation often fail to report things like pest issues or leaks, avoid communication, and show a lack of accountability throughout their tenancy. It doesn't happen often—but in the cases where it does, it's a real risk. I believe we need both: more accessibility and inclusive income recognition for renters, and stronger safeguards and reporting tools for landlords to protect the integrity of the process.

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**Q11. Rate your level of support for this policy**

Fully support

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**Q12. Why did you answer this way?**

While I think this policy is already strong, I'd suggest clearly noting that the final bullet—allowing applicants to provide additional context about their conviction—aligns with the 2016 HUD guidance under the Fair Housing Act. This isn't just a "best practice"—it's the framework HUD uses when determining whether a housing provider's policy results in discriminatory impact. So even if it's not formally signed into law, not offering individualized assessments can still result in noncompliance with federal housing regulations. That said, with the changing landscape of federal protections and administration priorities, I believe it's wise to codify these standards into state or local law. Doing so gives both landlords and renters clarity, consistency, and a safeguard against future rollbacks.

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**Q13. Is there anything you would change?**

No. (:

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**Q14. What convictions or types of convictions concern you most?**

Overall, I'm not particularly concerned about most convictions—especially when applicants have taken steps toward rehabilitation. That said, I do believe it's reasonable to have heightened caution around convictions involving sex offenses or extreme acts of violence. These types of crimes can erode the sense of safety and mutual respect that's essential for building trust in any community. In the inclusive, diverse communities I've supported, residents are simply trying to live peaceful lives. When someone has a history of serious harm toward others, it can create fear or destabilize that environment. While I still believe in case-by-case reviews, those are the only types of convictions that consistently raise concern for me as a housing provider.

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**Q15. Rate your level of support for this policy**

Fully support

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**Q16. Why did you answer this way?**

I fully support this policy because credit history alone is not a reliable indicator of someone's ability to pay rent—especially when the debt is medical or educational, or when the applicant has no traditional credit history at all. As a housing provider, I've seen many qualified renters who are financially responsible but don't have a strong credit file due to systemic barriers. If someone is using a Housing Choice Voucher or has a co-signer guaranteeing rent, the credit score becomes even less relevant. This policy helps ensure we're assessing applicants based on real ability to pay, not outdated financial metrics.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

I somewhat support this policy because I've seen the long-term harm eviction records can have—especially when someone has already resolved the issue. Eviction, even when settled or dismissed, often follows people for 7 years and can shut the door on safe housing opportunities. I've supported many residents in avoiding eviction just by offering resources and communication, and I believe more landlords would do this if the system was built to encourage it. That said, housing providers need sustainability too. If someone could withhold rent for months to over a year in WA state with no long-term impact on their rental eligibility, it could create cash flow instability for the property and disincentivize transparency and more investment into our communities. A balanced system protects both sides—and should reward communication, fully paid balances after hardship, and resolution efforts instead of punishing everyone equally.

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**Q21. Is there anything you would change?**

I would add language that clarifies when an eviction record is truly resolved—for example, after full payment or when a housing voucher or third-party agency guarantees future rent. In those cases, the past should not outweigh the current support structure. I'd also suggest encouraging policies that differentiate between nonpayment due to hardship and non-cooperation or intentional lease violations. That kind of nuance could actually encourage more landlords to offer move-out agreements or settlements, knowing it won't come back to hurt them or the applicant if things are handled responsibly.

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**Q22. What rental history information is most concerning to you?**

As a landlord, what concerns me most isn't an old eviction—it's when someone has a pattern of no communication, extensive damages to the asset, unresolved debt, or repeated lease violations without any steps to make it right. But if someone has resolved their balance, partnered with a housing agency, or is backed by a rent subsidy, they should have a fair shot at rebuilding. Ultimately, rental history should be used to assess someone's current housing readiness—not as a permanent sentence. I've worked with residents who went from facing eviction to becoming model tenants simply because someone gave them the chance. That's the kind of system I want to help build.

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

not answered

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 72

**Login:** Registered

**Responded At:** Aug 01, 2025 12:29:20 pm

**Last Seen:** Aug 01, 2025 19:06:14 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I am creating a partnership with the residents to whom we rent the home and the community in which the home is located. We want to know as much as possible about an applicant to mitigate risk for all involved. We do not utilize just a credit score but a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a physical property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I require SS# for full background screening and identification. I accept other, government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Restricting income/rent ratios means higher risks of failure should something go wrong. I try not to put potential residents in situations in which they may fail, and I see applicants who want to push their resources to the limits when alternatives are available. With a policy limiting the income/rent ratio, the City is asking me to turn over my highest value asset to a renter with fewer safeguards.

Q9. **Is there anything you would change?**

Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. What I have seen over and over is that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction, it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.

Q10. **What income or employment information is most concerning to you?**

Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. If they are too strict, then they will have long vacancies or need to rent at a lower market rate.

**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

I do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. I am already required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if I move someone into a community and something bad happens). Not sure what the magic number is with 5 years. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

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**Q13. Is there anything you would change?**

Get rid of the 5 year restriction.

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**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

I am already flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. I see people who make 10 - 20K per month who are terrible managers of their finances and credit. Let the housing providers decide how much risk to accept. Remember that credit is the number one predictor of how well a household will do in a home.

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**Q17. Is there anything you would change?**

Abandon this criteria entirely. The City would be forcing housing providers to take on increased risk with no infrastructure in place for assisting the housing provider when tenants inevitably take advantage of state code which allows them to default on rent unaffordable with to limit that risk then stay in the property for an extended time before the housing provider can effect an eviction. This risk is incredibly costly and is borne completely by the housing provider, therefore they should be free to use any criteria they like.

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**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage finances

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers.

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**Q21. Is there anything you would change?**

Abandon this criteria entirely. The City would be forcing housing providers to take on increased risk with no infrastructure in place for assisting the housing provider when tenants inevitably take advantage of state code which allows them to default on rent unaffordable with to limit that risk then stay in the property for an extended time before the housing provider can effect an eviction. This risk is incredibly costly and is borne completely by the housing provider, therefore they should be free to use any criteria they like.

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**Q22. What rental history information is most concerning to you?**

Communication, taking care of property, paying on time - in other words - did they follow through with their obligations.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

If all of these new regulations are passed, you are asking all housing providers to rent to unknown people. The risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk.

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**Q25. Is there anything you would change?**

Abandon this criteria entirely. The City would be forcing housing providers to take on increased risk with no infrastructure in place for assisting the housing provider when tenants inevitably take advantage of state code which allows them to default on rent unaffordable with to limit that risk then stay in the property for an extended time before the housing provider can effect an eviction. This risk is incredibly costly and is borne completely by the housing provider, therefore they should be free to use any criteria they like.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would be forced to adjust by holding even tighter to the remaining criteria for risk management that I am allowed to use. I already handle each applicant individually and feel that I am responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing successfully.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of "Tenant Protections" is implemented, about 10% or so of the managed portfolios in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with the providers of that product to create solutions to any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less inventory and a more expensive product.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics gets in the way. . . Let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides more than 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Goodwill has not developed.

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**Respondent No:** 73

**Login:** Registered

**Responded At:** Aug 01, 2025 12:33:14 pm

**Last Seen:** Aug 01, 2025 18:34:09 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Other (please specify)**

ID Verification, this is very important since there are now so many fraudsters and scammers. One can buy fake "rental packages" on-line with fake name, fake ID, fake proof of Income

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Fraud has become more and more prevalent by "prospective renters". One can buy fake "rental packages" on-line with fake name, fake ID, fake proof of Income

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

SS# is the only true ID that can be sourced.

**Q7. Rate your level of support for this policy**

Fully support

**Q8. Why did you answer this way?**

If the individual or family has the income to qualify to rent the apartment we are happy to rent the apartment to them. We only care that the income is long term and sustainable and not short term income that will disappear in a few months.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

If someone has a criminal record, we have always looked deeper to see the details of the crime, whether it was severe or not, and how long ago it was. We are in the business of renting apartments, not to exclude people from renting apartments.

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**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Felonies and violent crimes against another person or property

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

we would want some kind of credit history to reference

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**Q18. What credit history information is most concerning to you?**

Multiple credit card accounts and multiple bad debt accounts, Unpaid bad debt accounts.

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

DO NOT AGREE WITH THIS - "Applicants cannot be rejected based on evictions where an order of limited dissemination was entered (this is a court order that limits reporting of information about the eviction to credit agencies)." To complete some of the VERY WORST evictions, we have been required to agree to NOT be able to report these evictions to screening and credit agencies. These bad actors then just move on to become the next landlords problems.

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

As landlords we have a huge responsibility and huge liability to ensure that we DO NOT allow a person to reside in our apartment community who may harm or damage any of the other residents and property. How do we possibly know who the people are that we are letting live in our building if we don't have the ability to see that they are lawful and have proper, true and credible identification.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Is landlords we seriously take our responsibilities to provide the best clean, organized and safe residential housing units possible for our residents. If we are limited and our "hands are tied" as to be able to understand and research who our residents truly are, we lose control of many factors that potentially make our apartment communities unsafe and even unlivable. Over the years we have experienced a number of occasions that one "bad egg" resident can make life miserable, hostile and menacing for the other community residents and their family members.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

As property owners and landlords we take on the responsibility to provide good safe clean housing for our renters. Our goal is to provide the best housing for the most fair price for all renters who can pay their rent and live in a safe peaceful community. We are looking to have fully occupied properties, with the last thought of rejecting and/or evicting our residents. We want to be in the business of renting homes, not evicting people. But we do need some solid measures to be able to control who lives in our communities, and to limit us so badly in our knowledge and control, and then make us liable for anything that might happen, is extremely unfair. And you will run the best landlords (the non-corporate, smaller landlords) out of the business. Take the example of Seattle - When the City implemented all there new rental restrictions and requirements over the past 4-5 years, the Rental Housing Association there concluded that the City lost nearly 5,000 small landlord rentals since these landlords sold and got out. And all those rental homes, duplexes, 4-plexes were sold to Homeowners, so left the rental market place. Lastly, Everyone please stop complaining about rent increases. We have never gouged any renter - we are only trying to keep ahead of the huge expense increases that we've had over the past 5 to 6 years. Real estate taxes have doubled; three years ago insurance premiums tripled and then they doubled again last year and have remained extremely high with our annual deductibles going from \$10,000 to \$50,000- \$100,000; Property staffing costs have increased 30 to 50%; Maintenance supplies and building materials have increase 30 to 80%; Of course utility expenses have all increased dramatically. No one ever seems to give credence to these facts or even talk about them. All of these factors are big contributors to all the low income housing properties that are failing in greater Seattle and King County. Very sad to see.

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**Respondent No:** 74

**Login:** Registered

**Responded At:** Aug 01, 2025 12:47:22 pm

**Last Seen:** Aug 01, 2025 18:39:36 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

This is helpful in determining if a potential tenant poses a liability to the property itself, as well as to fellow residents who are seeking a safe place to live.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

America is a melting pot, and this could be a second home for just part of the year.

Q7. **Rate your level of support for this policy** Fully support

Q8. **Why did you answer this way?**

I believe between 2 times and 2.5 times the rent is fair, for both the tenant and the landlord.

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

None! We accept all forms of income and various types of employment and sources of income to achieve the monthly rent required.

Q11. **Rate your level of support for this policy** Somewhat support

Q12. **Why did you answer this way?**

Fully support the first bullet point, for the safety of staff and tenants, I believe innocent until proven guilty, so if not convicted, this should not prevent leasing. Fully support positive references. Committing violent crimes as a minor should not be waived, so minor forgiveness should still have limitations.

**Q13. Is there anything you would change?**

Committing violent crimes as a minor should not be waived, so minor forgiveness should still have limitations.

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**Q14. What convictions or types of convictions concern you most?**

violent crimes against another person, severe property damage, illegal drug involvement for those that are not currently legal, sex offenders.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Allowing certain types of debt to not be considered, such as medical debt, may allow applicants to circumvent accountability by citing unverifiable medical debt. Leaving landlords exposed to higher financial risk without the ability to assess creditworthiness fully.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

This is too vague and not accounting for all scenarios. Fully agree with the First bullet point, the third bullet point, and the last bullet point. I do not support letting applicants have a high history of evictions, and allowing it to be a pattern as long as they "eventually pay it off". There needs to be more specific perimeters on this note. No clear threshold for how many past evictions are "too many.", No requirement for tenants to disclose eviction history unless asked, No uniform standard for how landlords can weigh resolved evictions — especially if rent was eventually paid. Stronger parameters would be helpful to landlords while still being fair to tenants. Time-based limits: Only allow evictions older than 5 years to be disregarded. Pattern recognition: Flag applicants with 2+ evictions in the past 3 years for deeper review. Resolution criteria: Differentiate between evictions resolved through payment vs. those involving lease violations or court judgments.

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**Q21. Is there anything you would change?**

See response to 20

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**Q22. What rental history information is most concerning to you?**

Patterns of evictions are a liability to both existing tenants and landlords. Impact to tenants (neighbors): Disruption of community stability: Frequent turnover can fracture neighborly relations and make buildings feel transient or unsafe. Increased noise and conflict: Tenants with repeated lease violations may contribute to disturbances, affecting quality of life for others. Lower tenant morale: Witnessing consistent rule-breaking or lease violations can demotivate responsible tenants or foster resentment. Safety concerns: Tenants with patterns of eviction might bring chaotic living conditions, compromising physical safety or peace of mind for others. Impact to landlords: Financial strain: Evictions are expensive — legal fees, court costs, lost rent, turnover expenses, and property damage can add up fast. Reputation damage: A building known for revolving evictions can deter high-quality applicants and lead to lower demand. Administrative burden: Managing repeat eviction cases drains landlord time and resources, reducing attention for other tenants or properties. Insurance complications: High eviction rates may affect property insurance premiums or compliance with lender agreements.

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Q24. Why did you answer this way?

Do not agree with bullet point 3, not that I would ask them, as not being able to provide bullet points one and/or two, would basically result in preventing a landlord to be able to find out any credit, criminal or rental history criteria. Without proper identification, how would you determine proof of 2.5 times the income on a document matches the person sitting in front of you?

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Q25. Is there anything you would change?

Having a legal ID (SS card or alternate documentation) should remain a screening requirement for landlords' safety of staff and existing tenants.

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Q26. If the City implemented these policies, how it would it impact how you do business?

Reduced Flexibility in Tenant Selection If policies limit the discretion landlords have in choosing tenants, some may feel forced to accept applicants who may not align with the culture or norms established by their current tenant base — potentially causing tension resulting in a higher vacancy. The new limitations could result in Increased Administrative Burden with screening guidelines or reporting requirements might add time and cost, even for landlords with stable tenant relationships. They may need to modify systems, retrain staff, etc. These protections for new tenants could inadvertently shift focus from maintaining quality living conditions for long-standing tenants. Being responsible as a landlord for a safe, secure, happy living dwelling is a very difficult balance. I am seeing more and more small landlords being impacted, selling their rental properties, by the recent changes to tenant's rights. While I feel the council has good intentions, it is resulting in less and less rental properties in the local area, as many small landlords feel they cannot keep up with the demand of the new regulations while being able to still cover costs to the property. Conversely it is lending larger communities to think twice, making investors less inclined to build/renovate existing properties if the "cards are stacked against them" with the regulations favoring tenants' rights only.

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Q27. Do you have any other suggestions or ideas for how the City might address this issue?

Policy and program ideas: Government-backed Rental Risk Insurance Offer public insurance programs that mitigate the financial risks for landlords when renting to higher-risk tenants — helping landlords say “yes” without bearing the full weight of uncertainty. Tenant Support Services Provide access to rental navigation programs for tenants with barriers like credit issues, including financial counseling, budgeting workshops, and rental mediation services. Standardized Application Criteria Encourage uniform screening criteria within regions, so tenants aren't subject to vastly different standards, while landlords can rely on predictable equitably fair guidelines.

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Q28. Are there any other thoughts or ideas you'd like to share with the City?

While I support measures that prevent discrimination and increase housing accessibility, I believe clearer, more actionable guidelines are needed to ensure these protections are equitably applied. Landlords and business owners deserve a framework that allows them to screen tenants fairly and consistently, especially when it comes to patterns of eviction or unverifiable credit issues. A balanced approach would protect vulnerable applicants while also respecting the legitimate risks property owners face.

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**Respondent No:** 75

**Login:** Registered

**Responded At:** Aug 01, 2025 12:52:13 pm

**Last Seen:** Aug 01, 2025 19:14:06 pm

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- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia  
Former landlord/property manager in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
To best determine the qualifications of the applicant.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
SS# is used to verify income and identity. We don't review citizenship or legal status. Alternate process is whatever means we can use to verify income claimed and criminal background.
- 
- Q7. **Rate your level of support for this policy** Somewhat support
- 
- Q8. **Why did you answer this way?**  
Combining of income is appropriate. City mandated ratios are not.
- 
- Q9. **Is there anything you would change?**  
Remove the provision to regulate income amount. Income is only one part of the review and each application and circumstance is different.
- 
- Q10. **What income or employment information is most concerning to you?**  
Probably length of employment over income, but each is taken as a part of the total review, both as individual components of income (amount, source, etc.) and as income relates to the rest of the review (credit, criminal, etc.).
- 
- Q11. **Rate your level of support for this policy** Do not support
- 
- Q12. **Why did you answer this way?**  
Additional, arbitrary restrictions on review criteria actually hurt the weaker applicants you are so clearly attempting to regulate into success.
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**Q13. Is there anything you would change?**

The City's entire point of view. You can't regulate more minorities, poor people, convicts, etc. into more housing by reducing the information reviewed. You just make it harder. A good landlord will ask questions. A bad one will find a way to deny or just break the law anyway.

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**Q14. What convictions or types of convictions concern you most?**

Historically anything with Meth, sex crimes, but really everything matters as part of the overall review. Other than meth (from the 90's and 2000's), we don't have "bright-line" automatic NO items.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

All the information is relevant. An applicant with no credit history (or a cosigner) is 99% not credit worth to rent a place by themselves. I am also against any automatic policies for landlords to reject applicants (say for medical debt, etc.). A viable solution is a cosigner, so possibly require allowing one.

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**Q17. Is there anything you would change?**

Delete everything proposed, possibly require the use of cosigners and limit the "bright-line" exclusions such as any write offs or current delinquencies. More information reviewed is better for everyone.

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**Q18. What credit history information is most concerning to you?**

Recent events vs. 3-5-7 years ago. Source of credit issues (medical debt vs. current car loans or rent). Bounced checks or many small things (cell phones, utilities, etc). Everything is reviewed as part of the whole credit profile, and the overall application.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Evictions are a big deal. Most people don't have them. Banning any information will require landlords to raise standards in other review areas and come down harder on any eviction info found.

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**Q21. Is there anything you would change?**

You need to scale this way back. Most eviction filings, even if later dismissed or abandoned, are an indication of credit risk. We rent in a lower income market, so we need to review this stuff all the time, but if we couldn't that would be a huge problem for us.

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**Q22. What rental history information is most concerning to you?**

Multiple evictions. And after that, contested evictions that result in eviction. Type of any eviction (nonpayment or other activities) are all concerning and need to be reviewed. A paid judgement is very helpful relatively (and rare).

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

Alternate documents should be ok. Subject to all needed information being available.

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**Q25. Is there anything you would change?**

see 24

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would not continue to rent in Olympia if proposed changes were adopted. The risk would not longer be tolerable.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Do not ban any collection of information, but possibly require all information be considered as part of the overall application.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

The attempts to overregulate will result in fewer opportunities for those you are attempting to help. One size never fits all. Minorities have worse outcomes because they have less money. That will not change with more regulation, it will actually get worse as opportunities diminish.

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**Respondent No:** 76

**Login:** Registered

**Responded At:** Aug 01, 2025 13:15:27 pm

**Last Seen:** Aug 01, 2025 17:07:05 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**
- The property management company I utilize uses a full credit background to see how potential tenants manage their finances and debt. The credit check can indicate how the potential tenant will pay in a timely manner and take care of my property.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**
- The SSN allows for a full background check and positive identification. Other documentation is accepted for those living legally in the United States.
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**
- By asking for a certain income level it bolsters the application and allows for evaluation if the tenant can pay the requested rent level without putting the tenant in an uncomfortable position. Essentially the tenant has to take care of a very high value asset and as a landlord I should have better safeguards for my property.
- 
- Q9. **Is there anything you would change?**
- Regulations should include the ability to evict roommates.
- 
- Q10. **What income or employment information is most concerning to you?**
- Being in a stable job with enough income to cover rent and expenses. These screening practices should be left up to the landlord. If they are too restrictive, the owner will not be able to rent the property.
- 
- Q11. **Rate your level of support for this policy** Do not support
- 
- Q12. **Why did you answer this way?**
- HUD already has a review process and allows for the landlord to make a judgement on criminal history. Again, this is a high value property and the landlord should have some say as to the person renting.
-

**Q13. Is there anything you would change?**

Why the 5-year restriction? Leave the judgement up to the landlord.

---

**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

Landlords should be allowed to make the decision on a renter based on the totality of their credit history and ALL debt. Medical and education debt may, in certain circumstances, be sent to debt collection thereby putting the renter in financial crisis.

---

**Q17. Is there anything you would change?**

Leave it to the landlord to decide.

---

**Q18. What credit history information is most concerning to you?**

How finances are managed.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

When a renter does not pay their obligation, it puts the landlord in crisis. Let the landlord review pertinent data and make the decision. Evictions typically mean the renter is not paying rent in a high value property that they signed a rental contract. This obligation is on the renter and if not fulfilled shows that the renter cannot be trusted to leave the property if their financial situation changes. It should not fall on the landlord to shoulder the burden of another person once the contract is broken. Prior evictions show there has been issues in the past.

---

**Q21. Is there anything you would change?**

No-fault evictions could remain, but the other policy elements should be left up to the landlord.

---

**Q22. What rental history information is most concerning to you?**

Paying on time, prior evictions, history of taking care of the property.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

I do not agree that I am required to rent to unknown people. Either they are legally in the United States, or they are illegal. Documentation will prove if they are allowed in the United States if they are not a citizen. Once positively identified, I have no issues renting to them.

---

**Q25. Is there anything you would change?**

Do not enact.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I will stop renting and sell my property.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Allow landlords to ensure people are in the United States legally.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Rental rights and policies should only apply to those people who are in the United States legally. Forcing property owners to allow unknown, illegal, law breaking individuals to rent their high value property is infringing on my rights to be able to secure my belongings. I can make the determination whether to allow someone in my property, which I own, without being forced by laws and policies which are unfair to me. Property owners have rights also, do not infringe upon them. Fair policies, regulations, and laws need to take both the renter and owner in consideration. Unfair practices by landlords can be dealt with utilizing existing laws, regulations, and policies.

---



**Respondent No:** 77

**Login:** Registered

**Responded At:** Aug 01, 2025 13:44:05 pm

**Last Seen:** Aug 01, 2025 20:24:15 pm

**Q1. Are you a: (select any or all that apply)**

**Other (please specify)**

Considering being a landlord.

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To weed out deadbeat renters who have no intention of paying.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

SSN = income, income = rent

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

I support households using combined income to meet an income requirement, as long as the household members are all on the lease. I do not support an income requirement limitation.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

Consistency and longevity.

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

I do not support this in any way: Applicants can't be rejected based on convictions that have been vacated, expunged or sealed. What I don't know could kill me or my other tenants.

**Q13. Is there anything you would change?**

not answered



**Q14. What convictions or types of convictions concern you most?**

ALL convictions concern me.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

Credit history and debt is a telling indication of a person's money management.

---

**Q17. Is there anything you would change?**

not answered

---

**Q18. What credit history information is most concerning to you?**

All credit history is extremely pertinent to whether a tenant will decide to stop paying my bill (their rent).

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

The only part I support: Applicants cannot be rejected based on no-fault evictions (such as if the landlord needed to move back into the unit, or the landlord decided to sell the unit)

---

**Q21. Is there anything you would change?**

not answered

---

**Q22. What rental history information is most concerning to you?**

ALL eviction histories are extremely pertinent to whether a tenant will decide to stop paying rent. Past decisions indicate future probabilities. I'm not a tenant's piggy bank.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

How do you work without a SSN?

---

**Q25. Is there anything you would change?**

not answered

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would most likely not become a landlord.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Stop with the heavy-handed regulations and listen to landlords! What will you do if all landlords just give up and sell their properties? Will you be proud of yourself then?

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 78

**Login:** Registered

**Responded At:** Aug 01, 2025 13:47:08 pm

**Last Seen:** Aug 01, 2025 19:44:24 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

You need to make sure that an applicant can not only pay the rent but also be a good neighbor. Good recent rental history is key to both of those, in addition credit shows if they are responsible with their money. I do run a criminal check but only for recent serious offences. I also don't penalize applicants if they owe medical debt or student loan debt. Verifying income and rental history, are in my opinion the two most important tools landlords have to make sure they get a good quality tenant. Preventing landlords from properly screening applicants isn't going to help the applicants, it's going to help them toward an eviction, which just adds thousands of dollars in back rent/legal fees to their debt.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

As long as the applicant can provide proof of stable income I don't require a SSN.

Q7. **Rate your level of support for this policy**

Do not support

Q8. **Why did you answer this way?**

It should be dependent on how much the rent is. I rent mostly affordable housing (not govt subsidized) and at \$1000 a month, the applicant really should make at least 3k in order to afford everything. For apartments that rent for \$1800, I think 2.5x is fine. You'll be hurting applicants in the long run as they won't be able to afford to live if they are making \$2500 per month with only \$1500 left over after rent. That's not a lot.

Q9. **Is there anything you would change?**

As previous said it should be based on the total rent amount.

Q10. **What income or employment information is most concerning to you?**

I need to be able to verify applicant has stable income. If I can't verify, they can pay the rent then I can't approve them. And preventing me from doing so will only push them toward eviction when they inevitably can't pay.

Q11. **Rate your level of support for this policy**

Fully support

**Q12. Why did you answer this way?**

I already screen like this. People deserve the opportunity to change for the better. And securing housing is a must for that.

---

**Q13. Is there anything you would change?**

No, it's a well written proposal.

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**Q14. What convictions or types of convictions concern you most?**

Violence, bodily harm, sexual offenses, intent to distribute drugs, manufacture of drugs, anything arson related. Recent theft.

---

**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

I'm okay with no blanket rejections on just insufficient credit, but the applicant needs to provide other reassurances before being approved, remember that we are giving control of a 150-300k asset to someone, and we better be sure they will take good care of it. I'm fine with no rejections on medical or student loan debt. People get sick, it happens, they shouldn't be punished for it. And the student loan industry is ridiculously unfair. I do have an issue with point #3. You are removing any responsibility to the tenant for damages and back rent they may owe if on an HCV. More than 50% of the time an HCV tenant moves out of my properties they owe back rent (their portion, some tenants never pay it) and almost every single time, significant damages to the unit. And why would they care if the next landlord can't deny them because of the collection on their account? I'd be a bit more okay with this if the co-signer requirement was in state only. If they have an out of state co-signer and I need to sue for back rent or damages I have to do so in that state. That's way too much of an expense.

---

**Q17. Is there anything you would change?**

See above.

---

**Q18. What credit history information is most concerning to you?**

Collections from a landlord. If I can't check for that then all my other requirements are going to skyrocket.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

First off, the first three points won't show up on an eviction check, we don't need a law to prevent something that can't already happen. The fourth point should be allowed to be used for consideration. The fact that the tenant was evicted is the issue, do you know how long that takes, and how stressful that is for landlords? Not to mention the tenant gets a free lawyer while on avg it costs us 5k to get them out (just in legal fees). Also, that judgement that was paid was likely through a collection agency, which means that landlord lost 40% in fees. So no, an eviction that was paid off SHOULD absolutely be something landlords can screen for. If a tenant did it once, they are more likely to do it again. I don't think the people who wrote this understand the 5th point. There is no such thing as a no-fault eviction. There is a no-fault notice to move, which is completely legal in WA state. It only becomes an eviction if the tenant refuses to move, again, the landlord has every right to ask them to move based on certain conditions, and it only becomes an eviction if the tenant refuses, which is against the law. Landlords should absolutely have right to know if a tenant refused a lawful order to move out.

---

**Q21. Is there anything you would change?**

Allow landlords to use past eviction data, whether paid off or not.

---

**Q22. What rental history information is most concerning to you?**

Evictions!

---

**Q23. Rate your level of support for this policy**

Somewhat support

---

**Q24. Why did you answer this way?**

I generally don't have an issue with this, unless it's used by citizens who do have a SSN, but don't want to have their credit screened. There needs to be protections for landlords to prevent that.

---

**Q25. Is there anything you would change?**

See above.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

If the city implemented all of these without any actual input from landlords, then it would hasten my exit from this state. I have already sold two affordable housing properties in King County and would likely move to sell the ones in the City of Olympia. These would be sold at market rate, and you know the new owners would raise the rent up to market.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Please listen to landlords, we are not horrible people, and despite what the news articles say, and most politicians, we don't want to evict people. We just want to be able to make a decent return on money that we have invested, worked for, sweated for.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

This suggestion is going to go against your very grain no doubt but hear me out. Back prior to covid, and even when wa state replaced the 3 day pay or vacate notices with 14-day notices, I maybe did two total evictions per year, and this was with owning over 300 doors. After covid, during which they passed sweeping rental "protections", I've had a lot more. Last year, I had well over 20 tenants evicted, this year a bit less, only 7, and it looks like I may only have a couple more for the year, hopefully. What changed? Making the eviction process harder. You probably think making it harder to evict someone is a good thing, but you couldn't be more wrong. Currently, it takes anywhere between 6-12 months to evict someone, that means if this is an eviction on non-payment, and you start immediately after they miss their first payment, which no one does as we try to work with the tenant, get some rental assistance or set up a payment plan (no good deed goes unpunished, right), then landlords are looking at being out at minimum 7 months of rent, but usually more like 10, plus about 5k in legal fees and court costs. If rent is \$1000 per month (which is on the very low end), landlords are out at least 12k. That is a lot of money, and really hard for landlords to absorb, especially if they only have a single-family home or a small number of units. So, what does that do to our screening of new applicants? We don't take ANY chances, period. Back when it was a 3 day notice to pay or vacate it took about a month, maybe two at the very most, to evict someone. So I would often take chances on applicants that maybe didn't have great credit, or had a previous eviction (I would usually ask for a higher deposit, which is now illegal in this state), but I would rent to them, and mostly they worked out, sometimes they didn't but usually I didn't even have to evict them because they knew how fast I could, so we usually just came to an agreement, and they moved, without an eviction on their record. Politicians and city leaders keep trying to help tenants by punishing landlords, try it the other way and I can guarantee you it will work out far better for both.

---



**Respondent No:** 79

**Login:** Registered

**Responded At:** Aug 01, 2025 14:34:25 pm

**Last Seen:** Aug 01, 2025 20:47:41 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
--	---

---

Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

It provides the best available information to help protect my home and neighbors by choosing tenants who will more likely be able to pay their rent, treat my home with care, and not cause problems in the neighborhood.

---

Q4. Do you require applicants to provide a Social Security number?	Yes
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---

Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
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---

Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

Social Security numbers are required for the background screening and identification processes.

---

Q7. Rate your level of support for this policy	Do not support
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---

Q8. Why did you answer this way?

I do not want the payment of rent to squeeze a family's budget and make it difficult for them to live comfortably.

---

Q9. Is there anything you would change?

Subletting or roommates are generally less committed to complying with a lease obligation. And if they choose to leave the rental, the main party is then responsible for their portion of the rent and often unable to afford the full cost.

---

Q10. What income or employment information is most concerning to you?

Lack of steady work history and trying to qualify for rent that is more than 35% of their income.

---

Q11. Rate your level of support for this policy	Do not support
---	----------------

---

Q12. Why did you answer this way?

HUD already has requirements on applicants with criminal history. Adding this proposed policy will cause too much difficulty and complication to the process.

---

Q13. Is there anything you would change?

I do not support any of it.

---

**Q14. What convictions or types of convictions concern you most?**

All of the above named as well as dui's and drug convictions.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

I believe this proposed policy will increase the risk of tenants not being able to pay their rent and/or getting into trouble themselves financially.

---

**Q17. Is there anything you would change?**

I do not support any of it.

---

**Q18. What credit history information is most concerning to you?**

A pattern of getting into financial trouble over a long period of time.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Being a rental homeowner does not mean that I am wealthy and do not need the rent money. I have to pay my mortgage, repair bills, property taxes, insurance, etc. for both the rental home and my own bills. And with regard to evictions, I would also be responsible for court fees, loss of rent while tenant is not paying, repairs to the house after eviction, etc., etc. This can be a hardship for me. The more risk I am asked to take on, the more likely I will consider selling my home and getting out of the Olympia rental market.

---

**Q21. Is there anything you would change?**

I do not support any of this proposal.

---

**Q22. What rental history information is most concerning to you?**

Prior rental experiences, i.e., paying rents on time, caring for the property, communicating issues promptly and respectfully.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

This really increases my risk as the homeowner. Anyone could apply saying they do not have a SS number. I would not know if that were true or not. I, personally, do not care about whether or not they're presence is lawful, But I do care about whether or not I can reasonably assess my risk in renting to that person. This proposal severely constrains my ability to do that.

---

**Q25. Is there anything you would change?**

I do not support this.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would likely put the house up for sale.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Work with the property management agencies cooperatively to come up with solutions.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

The more that you constrain the homeowners (like me) who rent their property(s), the more we will either increase rents to cover the risk or just sell. Either way that does not help your rental market if that is what you are trying to do.

---



**Respondent No:** 80

**Login:** Registered

**Responded At:** Aug 01, 2025 15:27:11 pm

**Last Seen:** Aug 01, 2025 21:53:20 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To provide pattern of personal and fiscal responsibility
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	DI #
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	Should be bound by government interference. I as the landlord should be the one who's determining the fiscal responsibility
Q9. Is there anything you would change?	Eliminate a standard that requires a landlord to follow let landlord make his or her determination of a prospective tenant's fiscal responsibility
Q10. What income or employment information is most concerning to you?	Steady history of employment
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	Let the landlord decide if the application deserves a second chance after conviction. I would be taking on the risk myself which I typically do. I do not want government making me take a Rick that is dangerous to my future. I should be the only one making that decision
Q13. Is there anything you would change?	Eliminate regulations. Let the free market work as it has for centuries



**Q14. What convictions or types of convictions concern you most?**

Premeditated acts as in burgle robberies physical harm to others or internal property destruction

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

If banks are not willing to grant a credit card to an individual why should a landlord be required to assume that risk. It doesn't take much to show fiscal responsibility. Let me be the judge. I am very helpful to helping young people become responsible

---

**Q17. Is there anything you would change?**

Eliminate the government interference

---

**Q18. What credit history information is most concerning to you?**

A history of late or missed payments

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

Most of those are common sense. Therefore I support them. But I don't support be told by a third party what constitutes common sense. Let the landlord figure that out without regulation

---

**Q21. Is there anything you would change?**

not answered

---

**Q22. What rental history information is most concerning to you?**

not answered

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

If some is known to be unlawful why should a landlord except that risk. That doesn't mean I wouldn't accept someone in the us unlawfully if they have shown fiscal responsibility. Let me take that risk on myself without be told I have to. I'm a better judge than blank statement by government people without risk

---

**Q25. Is there anything you would change?**

not answered

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Think twice about continuing to rent. I may decide to just sell. Which ultimately increase cost to rent when the supply goes down

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If government took the opposite direction and actually supports landlords the cost of rent would go down quickly because of increased supply.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

As soon as government puts restrictions on free market. History shows the intended result fail and always end up causing the opposite and unintended result

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**Respondent No:** 81

**Login:** Registered

**Responded At:** Aug 01, 2025 15:47:12 pm

**Last Seen:** Aug 01, 2025 22:34:37 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** **Other (please specify)**  
I have one house that was bought for my adult disabled son. He now lives in an adult family home. I rent his house to a family friend until he is able to return to it
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
I want someone who I can trust and I want to help him have a place that is significantly below market rate.
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
I know the person I'm renting to
- 
- Q7. **Rate your level of support for this policy** Fully support
- 
- Q8. **Why did you answer this way?**  
Rent shouldn't consume so much of a Person's income
- 
- Q9. **Is there anything you would change?**  
not answered
- 
- Q10. **What income or employment information is most concerning to you?**  
not answered
- 
- Q11. **Rate your level of support for this policy** Fully support
- 
- Q12. **Why did you answer this way?**  
I'm aware of how discriminatory the criminal justice system is and how it makes living so much more difficult for people caught up in it, often for circumstances beyond their control.
- 
- Q13. **Is there anything you would change?**  
not answered
-

**Q14. What convictions or types of convictions concern you most?**

Anything violent

---

**Q15. Rate your level of support for this policy**

Fully support

---

**Q16. Why did you answer this way?**

Poor people need a place to live too

---

**Q17. Is there anything you would change?**

not answered

---

**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Fully support

---

**Q20. Why did you answer this way?**

It's fair.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

People who are squatters

---

**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

Everyone needs a place to live

---

**Q25. Is there anything you would change?**

not answered

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

It wouldn't impact me

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I think the proposals here are equitable. I wish the City could provide more public and/or subsidized housing

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I don't think people like me who have one rental should have the same requirements as those for whom it is a business. I am providing low cost housing

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**Respondent No:** 82

**Login:** Registered

**Responded At:** Aug 01, 2025 16:14:22 pm

**Last Seen:** Aug 01, 2025 22:57:13 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Credit check Criminal background check Rental history check (evictions, references, etc) <b>Other (please specify)</b> I verify place of employment by contacting the agency or place of employment.
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	For my protection as a landlord.
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	not answered
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	I don't require because I never considered the option, didn't occur to me.
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	I support the first statement, but I want all tenants to be able to pay the full rent if the other tenant or tenants leave. I then want to have any new roommate go through my application process.
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	I want to see an employment history that shows reliable odds that then tenant will be able to pay rent on a monthly basis.
Q11. Rate your level of support for this policy	Fully support
Q12. Why did you answer this way?	I MOSTLY support this proposal. It probably is fine the way it is, especially given the last consideration.
Q13. Is there anything you would change?	not answered

**Q14. What convictions or types of convictions concern you most?**

violent crimes, domestic violence, drug offenses ( especially selling)

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

I would fully support this as long as the last bulletin point is in place.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

Again, this is probably fine as is, meaning I can't offer ways to change it. It does seem to verge on adding risk to the landlord.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

Again, I mostly support this. My hesitation is that if things keep going the way they are headed by the current administration (POTUS) I am concerned I could be charged with a crime by renting to undocumented persons.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Not sure

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 83

**Login:** Registered

**Responded At:** Aug 01, 2025 16:39:02 pm

**Last Seen:** Aug 01, 2025 23:10:05 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	I want to make sure that the potential tenant has the income necessary to pay rent, a credit history that does not include significant patterns of non-payment of debts, and no rental history that shows a pattern of delinquent payments, damage to homes, etc. I do this because I am not wealthy and a tenant not paying rent would cause me significant financial problems
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	I do not specifically request their social security number, however the screening service i use requires social security number. One time i rented to people from outside of the US. I was able to personally verify employment and they provided paystubs. In this case i was comfortable with the situation...but that us a rarity and a risk i would not likely take again.
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	If the combined income were only 2.5x rent. And the family had two adults and three children. I believe ve this blanked 2.5x rent requirement would not be adequate in this situation. It makes more sense to have the income be also related to household size.
Q9. Is there anything you would change?	I covered this above.
Q10. What income or employment information is most concerning to you?	pattern of multiple short term employment situations. Not enough income to pay rent and meet living expenses.
Q11. Rate your level of support for this policy	Neutral/unsure
Q12. Why did you answer this way?	I beleive in second chances...but. I pattern of many arrests, even without convictions, shows a likelihood of future issues. This makes me uncomfortable with the risk.

**Q13. Is there anything you would change?**

n/a

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**Q14. What convictions or types of convictions concern you most?**

sex offender, previous property damage. Violence

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

As the owner of a single rental property, which was the first home i ever lived in/purchased. I am not comfortable or financially safe taking a risk on someone with no/or practically no credit history.

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**Q17. Is there anything you would change?**

I am 100% onboard with the medical debt exemption...but not with the others.

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**Q18. What credit history information is most concerning to you?**

delinquent rental/housing history. Significant unpaid debts, lots of late payments.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

I grew up in rental apartments/houses. I was a renter until i was in my early 30s. It wasn't always easy, but i always paid my rent. I have no desire to risk my financial well being to rent to someone that was unable to avoid eviction process, no matter how it turned out. There are certainly situations of bad landlords...but there is equally (or more) a problem of bad tenants.

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**Q21. Is there anything you would change?**

I would do away with the entire thing. If there has been an eviction in the last few years, I would like the right to offer the property to someone that is less of a risk.

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**Q22. What rental history information is most concerning to you?**

previous damage to properties and eviction of any type within the last few years.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

This essentially makes it impossible to use an outside service that does screening. Am i supposed to hire a private investigator to determine if an applicant with no SSN is a safe bet? I don't have the time or money for that. It should be my choice to rent to a refugee or applicant that did not enter the US legally. I do not believe the law should restrict me from wanting to rent to applicants that have come to the US legally.

---

**Q25. Is there anything you would change?**

I would do away with this entire section.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would consider selling my property thereby reducing in a small way the available pool of affordable rental homes. This hurts renters. I would consider not listing my house at all, and only trying to rent to people I know such as friends of friends, family, etc. Or i would look into other options that would allow me to comply with the law, but also protect my best interests....which these current proposals do not do.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If these changes become law. Since the laws reduce the rights of the landlords to screen based on previous patterns and risks,,,the city should additionally institute a process to compensate the landlords when the laws result in requiring the landlord to accept an applicant that ends up causing financial harm to the landlords

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

It appears that all the changes proposed are only interested in protecting tenant applicants rights and best interests, and not at all for private landlaords. I think the city should consider the best interests of both parties.

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**Respondent No:** 84

**Login:** Registered

**Responded At:** Aug 01, 2025 16:57:27 pm

**Last Seen:** Aug 01, 2025 23:11:12 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

**Other (please specify)**

We don't screen. We only have one rental, and it's in our space, and have typically rented to people we already know. This may change if we were to need to fill the vacancy.

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We already know our tenants. But in the future we may ask for a criminal background check and income verification for anyone we did not know. We would not screen out anyone based on income or non-violent crime.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We don't require personal ID; we are renting to people we already have built trust with and it's not relevant to our needs.

Q7. **Rate your level of support for this policy**

Fully support

Q8. **Why did you answer this way?**

The 3x threshold is arbitrary and rather new. How renters manage their personal finances is too variable for this to be a useful metric. It's also unrealistic: housing costs have inflated over time to represent a larger share of one's income, while other things like phones, appliances, clothing, and furniture are relatively cheaper than they were a few decades ago. And for all the income-earning renters to not have their incomes taken into account specifically discriminates against working families, multi-generational households, and low-income households. I'm opposed to barriers that make it harder for certain identities of families to attain housing. Housing is a fundamental need, and the cause for limiting access to this necessity should be very high.

Q9. **Is there anything you would change?**

Not at this time.

Q10. **What income or employment information is most concerning to you?**

I do not understand this question. What income is most concerning to me? This is a terrible question. I am not abstractly concerned by employment information. If you're asking if there are types of employment or income types that would concern me in a renter, I am concerned for anyone who works with the state or relies on government-issued funding for their employment. But rather than not rent to them, I am committed to renting to folks like this, because I can be flexible and make sure they have a roof over their heads despite the chaos they are being dealt.

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

I think this is reasonable. We have a very carceral society, and being justice impacted is a reality for lots of folks. Not being able to get stable housing is not a part of how we should punish people. Landlords have an obligation to protect other tenants and themselves from someone who may be violent or harm them, so I find the exceptions rational with this goal in mind.

Q13. **Is there anything you would change?**

I'd like it if landlords HAD to disclose if a criminal record was a deciding factor in refusal to rent, and that the tenant had an opportunity to provide supplemental information before being rejected.

Q14. **What convictions or types of convictions concern you most?**

White collar crime and sexual offenses. Violent crimes that may be linked to untreated mental illness.

Q15. **Rate your level of support for this policy**

Fully support

Q16. **Why did you answer this way?**

We've got to stop disadvantaging people for conditions we have made a societal inevitability.

Q17. **Is there anything you would change?**

I would include a complete ban against pulling credit scores for renting.

Q18. **What credit history information is most concerning to you?**

none. credit scores are notorious bullshit.

Q19. **Rate your level of support for this policy**

Fully support

Q20. **Why did you answer this way?**

This is important to protect tenants' rights.

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

I don't have abstract concerns. If someone had a particularly hard time with some aspect, I'd work on agreements that could help them improve.

Q23. **Rate your level of support for this policy**

Fully support

Q24. **Why did you answer this way?**

PII is invasive and unsafe for a tenant to have to provide in order to secure housing.

Q25. **Is there anything you would change?**

not answered

**Q26. If the City implemented these policies, how it would it impact how you do business?**

It would be great. I'm fully in support of reducing barriers and not being the only one doing it. I want competition on my values. Don't listen to any of those "I'll just stop being a landlord then" voices -- it's likely we don't want those people as landlords anyhow. They can sell their rental properties to someone who will make their property accessible.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

You could consider having an option neutral tenant + landlord vetting process that takes individual biases out of the mix while protecting people's private information. It could also significantly help with application fees, which are really challenging for renters to afford over and over again.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Everyone needs a place to live. Being a landlord is to put yourself in the business of providing that necessity, and I believe it includes obligations to tenants and to the community. It should be a service job that you can make a living doing, not a way to make a killing.

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**Respondent No:** 85

**Login:** Registered

**Responded At:** Aug 01, 2025 17:06:08 pm

**Last Seen:** Aug 01, 2025 23:35:04 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)  
**Other (please specify)**  
WLA application requires social security number.

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We choose to follow the tenant guidelines of the Washington Landlord Assn, of which we are a member. All of the screening tools are absolutely necessary to offer tenancy to applicants who have adequate resources to cover rent, utilities, other housing costs. All of the checks are also necessary to protect other tenants who rent from us from tenants who have a history of being unsafe, of danger to other people, with a history of rental violations that disturb others, who are least likely to damage the property and who have the greatest chance of being happy with what we have to offer and who have the ability to pay as maintenance, utility and rent costs rise,

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We use the WLA applicant, drafted by attorneys, which requires a social security number.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

First, you asked two questions and only provide one method of answering both questions. In other words, this survey question is invalid and needs to be redone. We are absolutely opposed to prohibiting landlords from requiring more than 2.5 times the monthly rents. For many reasons. 1. City of Olympia utilities, g/s/w, recycle, yard waste, are excessively expensive (in part, because the city pays much higher salaries and benefits than the State of WA and local agencies/businesses for similar positions. 2. 2.5x simply does not provide enough income to cover the many contingencies that all people, inc. renters, experience. 3. The city is discriminating against Olympia landlords by requiring them to meet more stringent rental standards than the rest of the state. 4. The city's imposition of more rental rules is resulting in more mom-and-pop landlords selling out to very-profit-motivated corporate landlords.

Q9. **Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

not answered

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

Absolutely reject.

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**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Sell our rentals to the highest possible bidder, which means REITs, corporations and other investment companies - all of which have teams of lobbyists and attorneys to fight local and state rent regulations.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Lower the city's utility prices. Stop discriminating against Olympia landlords. Most of the state, including Tumwater and Lacey, don't need to meet the same restrictions Olympia landlords do. Stop trying to dictate regulations that exceed state rental regulations. Treat everyone alike and stop giving preferential treatment to those groups the city sees as more deserving than other people. The Olympia City Council's extreme left bias is reducing the ability of all local businesses, including landlords, from being able to financially stay in business here.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Yes, we regret ever having bought rental properties within the city. We did so long before the city council swung so far to the left. We will never buy within the Olympia city limits again and discourage others from doing the same. We are hopeful some legal group will bring a lawsuit against the city to stop this discrimination.

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**Respondent No:** 86

**Login:** Registered

**Responded At:** Aug 01, 2025 17:20:35 pm

**Last Seen:** Aug 02, 2025 00:10:44 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Tenants' likelihood of being able to pay the rent over time.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	A social security number is a valid identifier of residents of the US. I not a citizen, then documentation of valid residence in the US
Q7. Rate your level of support for this policy	Fully support
Q8. Why did you answer this way?	This level of income indicates the ability to pay the rent as agreed upon at the signing.
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	not answered
Q11. Rate your level of support for this policy	Fully support
Q12. Why did you answer this way?	People can get their lives in order over time.
Q13. Is there anything you would change?	not answered
Q14. What convictions or types of convictions concern you most?	not answered



**Q15. Rate your level of support for this policy**

Fully support

**Q16. Why did you answer this way?**

People need a place to live regardless of their background. If they have employment and income, they should be considered.

**Q17. Is there anything you would change?**

not answered

**Q18. What credit history information is most concerning to you?**

not answered

**Q19. Rate your level of support for this policy**

Fully support

**Q20. Why did you answer this way?**

No past experience with this problem.

**Q21. Is there anything you would change?**

not answered

**Q22. What rental history information is most concerning to you?**

Evictions for non-payment.

**Q23. Rate your level of support for this policy**

Neutral/unsure

**Q24. Why did you answer this way?**

I have no experience with renting to applicants without a social security number and lawful residence in the US.

**Q25. Is there anything you would change?**

not answered

**Q26. If the City implemented these policies, how it would it impact how you do business?**

No

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I do not have enough experience with the issues to provide suggestions.

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered



**Respondent No:** 87

**Login:** Registered

**Responded At:** Aug 01, 2025 17:28:39 pm

**Last Seen:** Aug 01, 2025 23:58:09 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	<b>Other (please specify)</b> I was counting on the AirBnB screening process. However, I got a rent scammer in my house - a personal booked a vacation rental stay with me and then just refused to leave. The WA tenancy laws have gone too far. Even tho I had a legal lease thru AirBnB with an end date, WA tenancy protection forces me to go to court to get them removed. Going forward I would never rent again without doing additional screening.
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	I would do my own photo identity verification and I would do a background check and a search for any previous or current pending litigation.
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	I used the AirBnB platform successfully for 3+ years to lease my home for 2-3 months at a time to traveling health workers, people traveling in for legislative season, and other valid reasons to need temporary furnished housing. The city is making it impossible to offer this type of housing.
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	I support this policy for apartment buildings that have 4+ units -- because those properties allow owners to spread risk. I do NOT support this policy for single family home rentals. I'm having to cash out retirement savings to pay for people to live in my house and consume utilities for free while I wait 2+ months for a court date. It's untenable.
Q9. Is there anything you would change?	Create separate reasonable policies for month-to-month leased housing & vacation rentals. These renters should not be considered 'tenants'.
Q10. What income or employment information is most concerning to you?	I would ask any future leasee to prove they have permanent housing that they intend to return to.
Q11. Rate your level of support for this policy	Do not support

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**Q12. Why did you answer this way?**

It needs to depend also on how many arrests / convictions -- a person may have a pattern of arrests that do not result in conviction. Again -- you are not thinking about the scenarios that the landlords/ owners are actually facing with highly problematic people/ tenants. Most of them are repeat offenders and chronic grifters.

---

**Q13. Is there anything you would change?**

Provide city-owned & operated housing for people who are having difficulty securing housing. The city should assume the risk, not private owners. Alternately, provide city-funded insurance for property owners who give these people a chance and then get burned. If the city wishes to increase owner risk, the city should also provide for increased owner damages.

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

Again -- this policy says nothing about what happens when the owner accepts this type of tenant and then ends up with a renter who can't pay for months, and cannot easily evict them. (it takes months!)

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**Q17. Is there anything you would change?**

Create policy that provides for easier and swifter owner/ landlord relief when this goes wrong. I myself will be pulling my house off the market. I invested in Olympia and offered affordable housing during Covid, during legislative seasons, and when the Capital building project needed to pull in additional crews to finish the work. I will no longer be providing housing. Owners and landlords will pull out of this city because you've made it too risky, too hard to even break even.

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

Absolutely DO NOT SUPPORT -- Pattern rent scamming is a known problem. People have figured this whole game out and they move from property to property. There are websites that teach them how to do it. Get real please... please??!! You cannot be serious with this one....

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Pending/ past litigation -- rent scammers know how to tie owners up in court for months at a time, meanwhile they live rent free. They have no assets so owners never get damages or relief. My current rent scammer will cost me at least \$10k with lost rent, legal fees, and unpaid utilities. I have no idea what the additional property damages will be. But they often run in the 10s of thousands.

---

**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

Seriously? I should not be forced to rent to a person unlawfully residing in the US. Again... you cannot be serious about this...

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**Q25. Is there anything you would change?**

No owner should have to rent to a person residing illegally in the US. I would not be able to pick up and move to London and rent a flat without a valid residency VISA... This is crazy policy.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Honestly, I'm done. I'm pulling out. There are plenty of other cities in the US to invest in that treat owners and tenants with an appropriate balance of rights and respect.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Set up a process where owners are guaranteed they can get a bad actor out in no longer than 30 days or the City pays expenses. If the City doesn't want to do this because it knows it would lose too much \$\$, why can you in good conscience put this on private owners & investors?

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 88

**Login:** Registered

**Responded At:** Aug 01, 2025 17:56:04 pm

**Last Seen:** Aug 02, 2025 00:29:19 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

These screening items are important in any rental decision. I need to selection tenants who will deal with me honestly, pay their rent on time and not damage the rental unit (beyond normal use).

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I have never had an applicant that did not have a SSN.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

Will depend on individual circumstances such as that part of household income is from temporary/seasonal employment.

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

tenants with reliable sources of income that are enough to cover rent and other living expenses.

Q11. **Rate your level of support for this policy** Fully support

Q12. **Why did you answer this way?**

I have rented to person's with these issues in their past. I want to support people who have moved forward with their lives.

Q13. **Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

sexual offenders as my rental units are near elementary schools.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Developing credit history is a critical part of judging that a potential tenant will hold up their end of the rental agreement.

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**Q17. Is there anything you would change?**

Minimum time of good credit history. Doesn't need to be excellent just established and paying on time.

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**Q18. What credit history information is most concerning to you?**

poor credit history record.

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

It is an expensive and time consuming process to do an eviction. I have rarely done them as I try to work with my tenants when issues arise. In my one experience that ended with the sheriff serving papers, the unit sustained significant damage. I would be wary of applicants with evictions, as there are reasons it went that far even is withdrawn, settled, dismissed.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

What would create the need for eviction actions at all.

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**Q23. Rate your level of support for this policy**

Neutral/unsure

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**Q24. Why did you answer this way?**

Given the current political policies regarding immigration this area seems full of questions about what this policy should be.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

unknown

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 89

**Login:** Registered

**Responded At:** Aug 01, 2025 18:08:04 pm

**Last Seen:** Aug 02, 2025 00:32:23 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	reduce risk of non payment, very debt load, consistency and fairness and protect other tenants and neighbors
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	driver license have a base information of tenants.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	ensure rent affordability without financial strain, reduce risk of late or missed payment, support fair and legal screening, identify misrepresentation and prevent costly eviction, is good for both parties.
Q9. Is there anything you would change?	need at least 3 x income becuase tenants need to pay utility and their monthly living expense. don't want to set them up for failure.
Q10. What income or employment information is most concerning to you?	verifiable income and employment, look out for forged pay stub and unverifiable income source
Q11. Rate your level of support for this policy	Fully support
Q12. Why did you answer this way?	specific conviction matter, time since conviction ( give people a second chance), nature of the offense and allow for individualize assessment.
Q13. Is there anything you would change?	no

**Q14. What convictions or types of convictions concern you most?**

violent crime, drug trafficking, property crime.

---

**Q15. Rate your level of support for this policy**

Somewhat support

---

**Q16. Why did you answer this way?**

need to be fair and individualized assessment

---

**Q17. Is there anything you would change?**

no

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**Q18. What credit history information is most concerning to you?**

too much debt and collection record

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

need to look at careful about eviction record and sound and fair decision

---

**Q21. Is there anything you would change?**

no

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**Q22. What rental history information is most concerning to you?**

eviction record

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

this is not the requirement for lease qualification

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**Q25. Is there anything you would change?**

no

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

not much

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

enforce fair housing policy, treat both landlord and tenants fairness. it is city job to protect both parties interest.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

enforce fair housing law, protect both parties interest.

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**Respondent No:** 90

**Login:** Registered

**Responded At:** Aug 01, 2025 18:29:14 pm

**Last Seen:** Aug 01, 2025 17:57:14 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

We are creating a partnership with the residents to whom we rent our apartments. We want to know as much as possible about an applicant to mitigate risk for all involved.

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

Require SSAN for full background screening and identification. Other Govt. provided documentation is accepted for all those legally residing in USA.

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

Restricting income with rent controls, while cost of living expenses continues to soar, (labor, services, taxes, City fees, etc..) will start a process where landlords must cut back on costs for repairs, upkeep, etc. That intern results in limited tenant pool willing to want to live at that property, City & Dept of Health penalties kick in which begins the downward spiral to become a "slum lord" and the value of a once good real estate investment is now worth much less.

---

Q9. Is there anything you would change?

Tenants who have roommates has historically been a problem. When one of the two tenants moves out the other is unable to afford the full rent. While State/Local laws make it much more difficult to get them to agree to leave or find another qualified roommate.

---

Q10. What income or employment information is most concerning to you?

Using the 2.5 times monthly income is restricting to tenants wanting to live in a nicer home. This will affect the landlord's ability to maintain the tenants housing should the tenant lose part or all their income while living at that nicer home.

---

Q11. Rate your level of support for this policy	Do not support
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**Q12. Why did you answer this way?**

Just another bad idea for turning a nice & well-kept apt bldg./complex into the slums! HUD already requires landlords to review of tenant applications to determine if the individuals' criminal history should affect acceptance to move in. But HUD does not financially help out should the tenant's actions cause problems again. No City, State or Federal agency will pay for damages to the landlord's property for bad actions of a delinquent/messed up tenant. Regardless of how long they have been a good tenant/in recovery.

---

**Q13. Is there anything you would change?**

To a bad tenant, who's gone off the wagon, the 5-year restriction goes by fast, living with family, on street, etc.

---

**Q14. What convictions or types of convictions concern you most?**

All the types of crimes against other people and/or properties that are not theirs.

---

**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

Managing one credit is Not easy for many people. My own family members medicate by personal issues by going on a buying spree! No amount of money can keep up with their spending. Too often, their priority for spending is not focused on housing/apt rents!? Should lanlord's be the fix for this social/unacceptable issue?

---

**Q17. Is there anything you would change?**

Currently the application tenants submit is adequate to determine their financial status. If not, the applicant should be given an opportunity to explain the holes in their financial situation. Don't go changing something that works for the majority of tenants.

---

**Q18. What credit history information is most concerning to you?**

A pattern of spending that does not match the income received.

---

**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

Past correspondence with a tenants' previous landlord resulted in No comment from the landlord. They did not want to & or are legally prevented from telling the truth about tenants' history. In fact, on one occasion, the landlord reported a bad tenant as good so that landlord could get rid of the bad tenant to another complex/apartment.

---

**Q21. Is there anything you would change?**

A few very bad tenants ruin it for the majority of tenants who are trying hard to make rent and take care of their home. Figure out how to legally give warning to landlords of the very bad tenants.

---

**Q22. What rental history information is most concerning to you?**

How well previous apt was taken care of, rents paid on time, any correspondence with landlord, positive or negative.

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**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

In the past having a SSAN is only one of many requirements in our application. If all other requirements are met, and tenant comes across as a responsible person then it's probably acceptable to overlook that requirement. Now, as a Rule, we require a SSAN. The landlords will pay for a broken door if ICE shows up to arrest undocumented citizens, landlords and who pays rents afterwards. It's a sorry state and No one wins!

---

**Q25. Is there anything you would change?**

Go back to a time when a SSAN was optional. As long as all other conditions, on application, were met and tenant shows a history of being responsible toward meeting their obligations.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Obviously, we are taking bigger risks for returns on investing time and money. No doubt, all other restrictions to accepting an applicant will be looked at with more scrutiny. No one wants a bad tenant living next to them. Changing the City rules so that is more likely to happen is NOT a good reason, for change. If that happens, I will Likely consider selling this 1938 historic 10-unit complex, that's been lovingly restored, and let a big Commercial Property Company take it over.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Just like the homeless issue in downtown, the people living on the street are not all in the same boat. There are many types of people responsible for owning/managing apartments. Add to that the different type facilities they manage. Most of 45 years I have lived in an apartment building that I have owned &/or managed. Now, more than ever, keeping up with the Rules & Regulations for my little complex has become a part, in itself. For that reason, I have signed up with a local Rental agency to help keep me abreast of the constant changes coming from the City & State. Make it easier (exemptions) for landlords who are full time residents at the apartment complex they are renting to public. My house (apartment) is where my community is and if the City Now requires me to rent to bad tenants, who are unwilling to obey any rules &/or regulations - that also live next door to me. I say Wait, this is my mouse too!

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

As a proud resident landlord in Downtown Olympia, I would love to spend the rest of my days living right here. I have been told my rents are below market rate and I'm fine with that because I live here in a community and I don't want to upset that balance. That said, I am confident, most Apartment owners who are also residents at their bldg. are very good landlords, (not sure?) and should not be bunched in with the big 25-50 unit complexes that are looking at the numbers on a regular basis. Please don't bunch us in with even the homeowners who but spec homes just to get "good rents". It's a big difference when one lives among the tenants and wakes up at the job site (one's apartment bldg.) every morning! So please, give us a break, if you can.

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**Respondent No:** 91

**Login:** Registered

**Responded At:** Aug 01, 2025 18:36:27 pm

**Last Seen:** Aug 02, 2025 01:20:09 am

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

**Other (please specify)**

Additionally a homeowner and live in the City.

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Because I have been burned. I need a tenant who I know can pay the rent and has a history of paying their rent.

**Q4. Do you require applicants to provide a Social Security number?**

No

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

If a prospective tenant can show proof of employment/method to pay the rent and has a good rental history I do not require a social security number. I ask for social media accounts.

**Q7. Rate your level of support for this policy**

Neutral/unsure

**Q8. Why did you answer this way?**

Because I do not know fully what these things would actually look like once this process is finished.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

Because who knows what it will really look like after this process. These sentences combined look good.

**Q13. Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

Predator, pedophile, rape, property damage and drug manufacturing. Additionally Any felony conviction would need to be considered.

---

**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

If they are not paying bills that would worry me. because if they get a judgement on those debts it will impact their ability to pay rent.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Debt that can be collected on.

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

Depending on when a judgement was paid off in relation to the application, there are no protections that a person has a changed ability or willingness to make paying their rent a priority.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Any unpaid rent. evictions happen for a reason.

---

**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

Because immigration status doesn't mean you cant pay the rent. They are actually much more reliable on rent as they are trying to stay off the radar.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

My rentals are all currently airbnb's because of the issues you have already created for landlords if a tenant does not pay their rent.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I am really amazed that you have split this survey up with a line being a landlord or a housing advocate. The reality is that landlords are housing advocates because they are landlords. You have created again and again a divide between property owners and tenants in this town. This survey illustrates that once again.

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**Respondent No:** 92**Login:** Registered**Responded At:** Aug 01, 2025 18:51:06 pm**Last Seen:** Aug 02, 2025 01:25:12 am**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties outside Olympia  
Former landlord/property manager in Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Criminal background check  
Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Renting out a unit means entrusting someone with possession of an asset worth a quarter of a million dollars or more. I would never hand over something that valuable to the first person who applies—especially if that person has a criminal background or a history of being irresponsible with housing. These screening measures help reduce the risk of property damage and financial loss. Equally important, I have a responsibility to protect the safety and peace of mind of the other tenants living in the community. Allowing someone with a record of criminal behavior or prior evictions to move in could endanger or disrupt the lives of otherwise decent and responsible residents. Screening helps ensure that everyone living on the property can enjoy a safe and respectful environment. We cannot put the rights of criminals above those of law-abiding citizens.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I require applicants to provide a Social Security number because I do not rent to individuals who are in the country illegally. As a housing provider, I believe it's important to uphold the law, including immigration law. We should not place the rights of those who have violated federal immigration laws above the rights and safety of law-abiding citizens and legal residents. Requiring a Social Security number helps ensure that applicants are legally authorized to live and work in the United States.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

Because I own a valuable asset—often worth a quarter of a million dollars or more—and I cannot be expected to hand it over to someone who clearly does not have the means to pay. No business should be required to provide services to people who cannot afford them. Just as a grocery store isn't obligated to give free food to someone without money, a private landlord should not be forced to provide free housing. Financial qualifications are a basic and necessary part of responsible property management.

**Q9. Is there anything you would change?**

Yes. If the government wants to help people who cannot afford housing, then the government should subsidize those renters directly. Shifting that burden onto private landlords is unfair and unsustainable. Landlords are not public housing agencies.

---

**Q10. What income or employment information is most concerning to you?**

The most concerning issue is insufficient or unstable income that makes it unlikely a tenant can consistently pay rent. Without reliable income, there is a high risk of default—and that risk unfairly shifts all the financial and legal burden onto the landlord.

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**Q11. Rate your level of support for this policy** Do not support

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**Q12. Why did you answer this way?**

Because I believe the rights of law-abiding tenants—those who follow the law and live responsibly—must come before the rights of convicted felons. I find it unreasonable to be told I should ignore serious criminal convictions when deciding who can live in my property and next to my other tenants. This is not just about protecting my property—it's about protecting the peace and safety of my community.

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**Q13. Is there anything you would change?**

Yes. I believe landlords should have full discretion to consider any criminal conviction they feel is relevant, regardless of when it occurred. Public safety and the well-being of the tenant community must take priority. Policies like this remove critical tools for protecting good tenants from dangerous or disruptive individuals.

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**Q14. What convictions or types of convictions concern you most?**

Any convictions involving violence, threats, weapons, illegal drug manufacturing, property damage, burglary, theft, or sex offenses. These types of crimes pose a direct threat to other tenants and to the integrity of the property.

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**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

Credit history is one of the few objective tools landlords have to evaluate whether a tenant is likely to pay rent reliably. If someone has a long pattern of not paying their bills, that is highly relevant to whether they will pay rent on time. Just as no lender would give money to someone with a poor repayment record, landlords shouldn't be forced to ignore clear financial red flags. It's about protecting the asset and ensuring fairness to other responsible tenants.

---

**Q17. Is there anything you would change?**

Yes. I believe landlords should have the right to consider all relevant credit history—including insufficient history and patterns of financial irresponsibility. If someone has no record of meeting financial obligations, or a clear record of not paying them, I should be allowed to factor that into my decision. That's not discrimination—that's risk management.

---

**Q18. What credit history information is most concerning to you?**

The most concerning indicators are unpaid rent, repeated delinquencies, charge-offs, collections, and overall failure to meet basic financial obligations. These are strong predictors of future payment problems—and landlords should not be asked to ignore them.

---

**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

A tenant's rental history is one of the most direct indicators of how they will behave in the future. If someone has a record of eviction, nonpayment, or trouble with landlords—even if it was settled or dismissed—that information is relevant to me as a property owner. I am putting a valuable asset in their hands, and I have to assess risk carefully. Just because a case didn't result in a formal judgment doesn't mean there weren't serious problems. I should have the right to consider the full picture.

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**Q21. Is there anything you would change?**

Yes. I would allow landlords to see and evaluate all eviction history and rental disputes, regardless of outcome. Even if the tenant “won” the case or settled, it may still signal potential future risk. It should be up to the landlord to decide whether it’s relevant, not the government.

---

**Q22. What rental history information is most concerning to you?**

The most concerning rental history includes repeated nonpayment of rent, prior evictions (regardless of outcome), property damage, lease violations, and a pattern of conflict with previous landlords. These are red flags that no responsible property owner should be required to ignore.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

Because Washington State—and especially Olympia as the state capital—should uphold the rule of law. People who violate U.S. immigration laws are illegal immigrants, not simply “undocumented.” As a landlord, I should not be forced to ignore federal law or asked to house individuals who have entered or remained in the country illegally. The rights of law-abiding American citizens—especially native-born residents—should not be subordinated to the interests of those who broke our immigration laws. Requiring landlords to ignore legal status is asking us to aid in the violation of federal law.

---

**Q25. Is there anything you would change?**

Yes. I would allow landlords to verify legal residency status and require a valid Social Security number or proof of lawful presence. If the government wishes to provide housing to illegal immigrants, it should do so through its own programs—not by transferring that burden to private citizens.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

If the City of Olympia adopts these policies, I will not buy or build any rental properties within city limits. Olympia has already shown a pattern of hostility toward housing providers, and these proposals only reinforce that perception. I refuse to put my capital and energy into a city that treats landlords as enemies while bending over backward to accommodate criminals, illegal immigrants, and non-payers.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If the City wants more housing, it should focus on policies that encourage private citizens and investors to build and rent more units—not punish and overregulate the very people who provide housing. You cannot attract investment by treating investors with suspicion and contempt. Think long-term: hostile policies will shrink the housing supply, not grow it.

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**Q28. Are there any other thoughts or ideas you’d like to share with the City?**

Good luck building a city for criminals, illegal immigrants, and the homeless while driving away responsible providers. Housing is created by individuals willing to take risk and invest capital. If Olympia continues to discourage those people, don’t be surprised when no one builds anything and the crisis worsens. I will not do business in Olympia under these conditions, and I doubt I’ll be the only one.

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**Respondent No:** 93

**Login:** Registered

**Responded At:** Aug 01, 2025 18:56:38 pm

**Last Seen:** Aug 02, 2025 01:05:21 am

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

The most important aspect of managing a property or a business is the ability to ensure longevity of the investment. The only way to do that effectively is to understand the risk associated with each tenant applying to live in the residence. There are countless credible statistics and studies that show routine offenders are more likely to damage a rental property or cause unwanted issues in a neighborhood that may effect neighbors.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Verify the individual is who they say they are. Again this ties back to investment risk and neighborhood safety.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

The owner of the home should be allowed to rent their home for whatever they see fit. Government entities should not be allowed to set rental caps for property owners. The free market will ensure rents remain in a competitive range as if a landlord is asking to much the home will simply remain empty.

**Q9. Is there anything you would change?**

No cap

**Q10. What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

I do not support government intervention into private business or ownership

**Q13. Is there anything you would change?**

I agree that arrests not leading to a conviction should not be considered.

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**Q14. What convictions or types of convictions concern you most?**

All convictions regardless of type or when they occurred. Actions have consequences.

---

**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Honestly I would strongly consider selling my property and reinvesting in a different city or state.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

If you are implementing these policies the city should provide complementary issuance and damages protection.

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**Respondent No:** 94

**Login:** Registered

**Responded At:** Aug 01, 2025 19:30:19 pm

**Last Seen:** Aug 02, 2025 01:34:29 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	<b>Other (please specify)</b> I have only one tenant. He has a criminal history, no credit history, references, rental history or deposits monies. He makes minimal income. But I knew him a bit, knew he works hard and wanted to give him an opportunity to get on with his life. So far so good, but it's not a risk I consider a precedent.
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	not answered
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	not answered
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	After taxes are deducted from a tenant's income, rent would be almost 50% of take- home pay. Everything I've ever heard or read said housing should not be more than about 35%.
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	not answered
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	A tenant usually brings his/her behaviors, friends and social circle to their apartment life. An applicant who was convicted 5 years ago may have been released from jail a week ago and socially too close to behaviors and people I would want on my property.

**Q13. Is there anything you would change?**

I would accept language that says landlords need to give people with criminal convictions an opportunity to interview for vacancies.

**Q14. What convictions or types of convictions concern you most?**

They all do. As a landlord I need to retain the right to decide which tenant's I will take a chance on.

**Q15. Rate your level of support for this policy** Do not support

**Q16. Why did you answer this way?**

1. Credit history tells landlords whether they can expect to be paid rents due. 2. I would not want to rent to someone who did not honor all their debts. The source of debt is irrelevant. If repayment of medical or educational debts creates a financial burden the tenant may not be able to pay rent.

**Q17. Is there anything you would change?**

not answered

**Q18. What credit history information is most concerning to you?**

not answered

**Q19. Rate your level of support for this policy** Do not support

**Q20. Why did you answer this way?**

If there was a judgement against a potential tenant I would want to know what the case was and use my judgement about whether to rent to that person. The fact that the judgement was paid is less relevant than the behavior that led to the judgement.

**Q21. Is there anything you would change?**

not answered

**Q22. What rental history information is most concerning to you?**

Missed or irregular payments.

**Q23. Rate your level of support for this policy** Neutral/unsure

**Q24. Why did you answer this way?**

not answered

**Q25. Is there anything you would change?**

not answered

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I am a single woman with an ADU on my property. If the City takes away my ability to select who lives on my property with me I will need to take the ADU off the rental market.

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

The survey does not touch on the difficulty some tenant's have paying up-front costs such as first & last month's rent, and deposits. Is there any way landlords can help people with that barrier?

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**Respondent No:** 95

**Login:** Registered

**Responded At:** Aug 01, 2025 20:33:48 pm

**Last Seen:** Aug 02, 2025 02:57:00 am

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Other (please specify)**

Pet Interview and references

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We require income documents to confirm verifiable income, credit check to determine credit worthiness in an effort to protect the owners' interest in the property and to confirm no previous rental collections, rental history to confirm accurate information provided by the applicant and to verify timely payment of rent and condition of the property left by the tenant and pet interviews to protect the owner's assets and neighbors from troublesome animals.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

To determine legal ability to reside in the area, ability to be employed/have income for rent and to determine if there are previous rental collections or credit issues that would indicate a higher risk for the landlord.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

Other monetary obligations must be considered in the income requirements when screening tenants. Capping the requirement at 2.5 times doesn't take into consideration other obligations such as utilities, landscaping and other expenses associated with housing.

**Q9. Is there anything you would change?**

2.5-3 times the rent based on income source, debt to income ratio and other monthly obligations.

**Q10. What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Somewhat support

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**Q12. Why did you answer this way?**

It is a broad issue that is often requires consideration that is dependent on the circumstances surrounding the conviction, type of conviction, proximity to neighbors, schools and other community resources. it can also impact a resident's ability to maintain income sufficient to cover living expenses.

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**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Drug offenses, violence against another adult or child, property damage and fraud.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Educational debt obligations cannot be avoided and can impact a resident's ability to pay rent. Housing Vouchers are assistance with rent they are not a free pass to engage in poor credit planning or usage.

---

**Q17. Is there anything you would change?**

I am less concerned with accepting persons with no credit.

---

**Q18. What credit history information is most concerning to you?**

It shows commitments made, agreed upon and met by the applicant as well as financial obligations that have impacts on a resident's ability to pay rent.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

There are enough tenant protections in place. Making it harder to be a landlord and protect owner's assets doesn't help with affordability. Housing is directly impacted by simple economics of supply and demand. The more restrictions that you put in place the more landlords that sell their properties further decreasing supply. Yes, we get a one time sale for a home buyer, but that is not improving the issue for affordable rental housing.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

This policy creates too much risk for landlords as there is little way to track tenants, access to the property, damages or unpaid rent.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It reduces the properties that we will manage in the city limits and requires higher fees to our landlords due to the complex requirements.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Explore was to incentivize landlords/property owners to maintain rental inventory in the City of Olympia. Currently the availability of rental housing is reducing a higher rate than we can replace/build to meet the need. Adding overlays to state policies doesn't encourage landlords to maintain properties in the city of Olympia, it encourages them to take their investments elsewhere.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Enough restrictions are in place for landlords how about considering some incentives for landlords to keep their properties. The cost to own rental properties increases each year. For instance the average increase in property taxes in Thurston County in 2025 over 2024 is 22%, but the amount that Landlords can raise rents in a year is less than half of that. Additionally, the cost of homeowners' insurance has seen significant increases in some cases of 47% or more year of year, but landlords are limited on what they can recoup with rent. Overall this is going to have significant impacts on housing supply.

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**Respondent No:** 96

**Login:** Registered

**Responded At:** Aug 01, 2025 20:45:12 pm

**Last Seen:** Aug 02, 2025 03:20:56 am

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

**Other (please specify)**

Management company does the screening

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Follow advice of management to ensure appropriate tenants

Q4. **Do you require applicants to provide a Social Security number?**

not answered

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Again the management company decides how to screen, it is their specialty

Q7. **Rate your level of support for this policy**

Do not support

Q8. **Why did you answer this way?**

Tenants need to have enough funds to live on after paying the rent

Q9. **Is there anything you would change?**

Tenants should be required to earn a certain income to ensure the rent is not a struggle for them

Q10. **What income or employment information is most concerning to you?**

Adequate income and steady employment record

Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

Landlords should have the right to deny tenants based on criminal records for safety reasons

Q13. **Is there anything you would change?**

Allow landlords to examine criminal records and reject tenants as needed for safety

Q14. **What convictions or types of convictions concern you most?**

Crime against persons, sex and drug offenders, murder etc

**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Credit history is a tool to determine the likelihood that tenants will pay their rent. It is totally unfair to landlords not to allow credit history to be used in tenant applications.

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**Q17. Is there anything you would change?**

Allow credit history for tenant applications

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**Q18. What credit history information is most concerning to you?**

Consistent poor credit is a red flag for a poor tenant outcome

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Evictions should be used in the tenant application process

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**Q21. Is there anything you would change?**

Allow all eviction history to be used in decision making process for tenants

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**Q22. What rental history information is most concerning to you?**

History of non payment and violation of lease evictions

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

Tenant history must be established

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**Q25. Is there anything you would change?**

If no social security number what other documents would they provide

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

These policies could deter me from wanting to do business in Olympia

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

See my suggestions above

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I think the city of Olympia needs to be conscious and compassionate to landlords as well as to tenants. I hope you all realize that without good landlords in Olympia the tenants in the city would be in worse condition. We should be trying to draw good landlords to the area not push them away with changes that are not helpful to the business or the community.

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**Respondent No:** 97

**Login:** Registered

**Responded At:** Aug 01, 2025 23:37:45 pm

**Last Seen:** Aug 02, 2025 04:29:43 am

**Q1. Are you a: (select any or all that apply)**

Former landlord/property manager in Olympia

**Other (please specify)**

Desired (future) landlord/property manager

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

After some difficult past experiences, we found it necessary to increase screening requirements when we were renting. Our goal in doing so was to prevent future property damage and non-payment, ensuring a safe and stable environment for both our tenants and our family, who live on-site.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

The only reason it was asked for in the past was to run credit/background checks.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

While I don't agree with the entire proposal, I strongly support the income requirement for a household. Requiring all adults on the lease to have a combined income of 2.5 times the rent is a practical way to verify that a home is within their financial means. As 'mom and pop' landlords, our goal has never been to make a large income; it's simply to cover our costs. We've often had to pay the mortgage out-of-pocket when a tenancy didn't work out. This rule is a necessary protection that ensures stability for everyone involved.

**Q9. Is there anything you would change?**

Yes, I would propose the following changes. First, I would offer an alternative income qualification standard, allowing tenants to qualify if their rent is below a set percentage of their monthly household income. More importantly, I would re-engage with renting if the state created an insurance program to cover major property damage and rent loss, which I would gladly pay into. We were forced to stop renting after borrowing from retirement to cover damages that nearly cost us our home. As a family that has been unhoused and was so for many years, we want to provide housing, but we need a basic safety net to do so.

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**Q10. What income or employment information is most concerning to you?**

Insufficient income is most concerning. It is irresponsible for us to place a household that does not meet an income to rent ratio that would be viable to live. A ratio 2.5 times rent or more than 25% of household income is a sign that rent is not affordable and could lead to financial strain. Additionally, unverifiable income or employment is of concern, as is active job loss or end of employment where no other source of income has been identified. Inconsistent and unreliable sources of income are also of high concern, although not always indicative of not having funds available.

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**Q11. Rate your level of support for this policy**

Fully support

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**Q12. Why did you answer this way?**

I strongly support the proposed policy to limit the use of criminal records in tenant screening, as it establishes a more fair and effective framework for evaluating applicants and their families. I think it is important to view a more accurate assessment of an applicant's current circumstances.

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**Q13. Is there anything you would change?**

I believe the proposed policy could be further enhanced to better balance rehabilitation with community safety by incorporating a few key refinements. I support a more proportional tiered lookback system, where the timeframe ranges from 1 to 7 years depending on the severity and nature of the crime, allowing for faster reintegration for minor offenses. In addition to the lookback period, the policy should require landlords to consider the direct relationship between a past offense and the responsibilities of tenancy, ensuring that screening focuses on genuinely relevant risks to which the landlord should define in a rejection letter. Finally, the process for individualized assessment should be strengthened by explicitly requiring landlords to consider documented evidence of rehabilitation, such as a positive reference from a parole officer, stable employment history, or completion of relevant treatment programs.

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**Q14. What convictions or types of convictions concern you most?**

My absolute highest concern involves recent convictions that threaten the physical safety of my family. This includes violent felonies like assault, robbery, and any offense requiring lifetime sex offender registration. A history of domestic violence is also a major concern, as that behavior could occur in very close proximity. My second concern is any conviction that could endanger our shared home and immediate environment. This is led by arson, which would threaten my own home, not just a rental unit. It also includes recent felony convictions for burglary, which would violate our family's fundamental sense of security, and drug manufacturing, which could introduce hazardous materials and criminal activity to the place where we live.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

I support the spirit of this proposal, as it aims to reduce housing barriers by modernizing how credit history is used in tenant screening. Specifically, I am in full agreement with preventing rejections based on a lack of credit history or for medical debt. These factors are often not accurate indicators of a person's ability or willingness to pay rent. However, I have significant concerns with other elements of the proposal that I believe overlook crucial aspects of financial responsibility. My primary concern is that it is irresponsible to prohibit landlords from considering an applicant's overall debt-to-income (DTI) ratio. While medical debt is often unforeseeable and Washington has laws protecting families from losing housing due to medical debt, student loan debt represents a significant, long-term, and predictable monthly obligation that directly impacts an individual's ability to afford rent. Ignoring a substantial student loan payment gives a dangerously incomplete picture of an applicant's true financial capacity and risk of default. Furthermore, I am concerned with the provision that automatically accepts any cosigner as a financial guarantee. From experience, this is not always the case. A cosigner is only a meaningful backstop if they are financially capable of covering the rent on top of their own obligations. Therefore, I believe it is essential that any cosigner must also be required to provide income verification demonstrating their independent ability to afford the rental payment.

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**Q17. Is there anything you would change?**

The cosigner provision should be strengthened to require that any cosigner independently meet all financial screening criteria. This ensures the guarantee is legitimate and protects both the landlord from default and the tenant from entering into an unsustainable lease.

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**Q18. What credit history information is most concerning to you?**

My primary concerns are items that directly predict an applicant's ability to consistently meet their housing-related financial obligations. The most concerning information on a credit report, by far, is any judgment or outstanding debt owed to a previous landlord or property management company. My second level of concern involves a pattern of non-payment for essential housing-related utilities. If a credit report shows recent collections from utility companies like power, gas, or water, it signals a difficulty in managing core household expenses, which is strongly correlated with the ability to pay rent. Conversely, I am not concerned with a lack of credit history, a low score due to old or resolved issues, or debt from medical or educational expenses, as these are not reliable predictors of whether someone will be a responsible tenant.

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

I agree with several core principles of this proposal, which aim to ensure that rental history is used fairly in tenant screening. It is entirely reasonable that applicants should not be rejected for no-fault evictions, cases where they clearly prevailed in court, or for judgments that have been fully satisfied. However, I have serious reservations about a blanket policy that requires landlords to ignore all recent eviction filings that were dismissed or settled. My primary concern is that a pattern of eviction filings within the last 2-3 years, even if they don't result in a final judgment against the tenant, often indicates significant underlying issues impacting that person's housing stability. To completely disregard this recent history does not solve the root problem for the applicant; it simply transfers the risk to a new landlord and potentially sets up another tenancy for failure, which helps no one. Furthermore, the proposal to ignore settled or withdrawn cases completely dismisses the immense financial and personal hardship that landlords often endure even when a case doesn't go to final judgment. An eviction filing is a last resort. From personal experience, the process involves significant costs in lost rent and legal fees. To be asked to ignore this tangible history of conflict and financial loss is to be asked to shoulder an unsustainable and unfair level of risk.

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**Q21. Is there anything you would change?**

First, the policy should establish a clear lookback period, such as 2-3 years, for all rental history considerations. This ensures that old disputes do not permanently follow a tenant. Second, instead of a blanket ban on considering eviction cases that were settled or withdrawn, the policy should be changed to prohibit automatic denials and instead require an individualized assessment. This means if a landlord sees a recent settled case, they must give the applicant an opportunity to provide context and mitigating information. This acknowledges that these filings are a significant red flag for landlords, while empowering the applicant to explain their side of the story, leading to a more informed and fairer decision. Finally, the policy could be refined to differentiate between a single incident and a demonstrable pattern. A single settled eviction with a reasonable explanation is very different from a history of two or three such filings in a short period.

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**Q22. What rental history information is most concerning to you?**

The most concerning rental history information is a recent, final judgment of eviction or a verifiable debt owed to a previous landlord. Beyond that, a documented pattern of housing instability, such as multiple eviction filings in the last few years or consistently poor references from several landlords. Any falsification of rental history on the application itself is also a major red flag.

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

Traditional screening that requires a Social Security number is an unnecessary barrier for many qualified immigrants and refugees.

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**Q25. Is there anything you would change?**

Not at this time.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

At this time, I remain undecided about making my two rental units available on the long-term market. Given our past experiences with costly property damage, the current regulatory framework in Washington presents a level of financial risk that is simply not viable for a small, independent landlord. Until the state implements stronger protections or safety nets for housing providers, such as a landlord guarantee fund or more balanced regulations, we cannot justify re-entering a system that puts our family's financial stability in jeopardy.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

To mitigate the significant financial risks of property damage and non-payment, especially given the protracted timeline of eviction or mediation, the state should create an insurance fund. Modeled after programs like Airbnb's AirCover, landlords would pay a premium into this fund in exchange for a reliable safety net. This would provide coverage for catastrophic losses, giving independent housing providers the confidence to stay in the long-term rental market. To help maintain and increase the supply of quality, affordable housing, the state should offer a suite of financial incentives. These could include tax breaks or grants for small landlords who keep rents stable or fund crucial capital improvements. For example, our home needs energy-efficient upgrades and a sewer conversion. We also have the space to create a new Accessory Dwelling Unit (ADU). A powerful incentive would be a state-funded grant for these improvements, secured by a temporary (5-7 year) lien on our property. The lien would be forgiven after we provide affordable housing in the new or improved unit for that period. This creates a mutually beneficial partnership that improves our housing stock and serves the community.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Not at this time.

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**Respondent No:** 98

**Login:** Registered

**Responded At:** Aug 02, 2025 00:47:59 am

**Last Seen:** Aug 02, 2025 07:01:39 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Because I can't afford to have a tenant that can't pay. I need the income from rent to cover the mortgage or I myself will be broke and at risk of becoming homeless. I have tried to be broadminded with tenants but I have had extremely bad experiences where tenants won't pay, won't leave and destroy my property. I am very traumatized and had to borrow money to pay for all the damage. I don't care about race or sex, only that the potential tenant has a good credit history and has never been evicted before.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I use the SS to get credit check, help verify identity, etc. I want someone who will be a good member of the community so they are less likely to destroy my property and then run off. As I said, I have had some very traumatic experiences with "bad" tenants and I am even considering selling the property to avoid problems in the future if I can't screen potential tenants adequately. I am only one person and cannot afford to take big risks.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Because I had a "family" that had a combined income that seemed OK when they moved in, but a few months later one of the "family" members left and the remaining one had minimal income and the situation deteriorated and cost me a huge amount of money. I very nearly sold the place to a developer to replace the house with a fancy new house they could sell.

Q9. **Is there anything you would change?**

If I would rent to a group like this again I would need each one to have enough income to cover the rent or have some assurance that they share assets, are married or something so that if one leaves I can try to get the people remaining to pressure them for money. I'm sorry but I was burned so badly, I'm still paying off the loans I needed to fix the damage they caused and the loss of rent for so long.

Q10. **What income or employment information is most concerning to you?**

If they have no steady income, for example I business like Etsy is very risky. I want to see employment that is dependable.



Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

I am concerned about people who have been convicted of white collar crimes such as tax evasion, misuse of social services and funds and embezzlement just as much as violent crimes.

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

Any violent or drug related crimes, prostitution, burglary - I just do not feel comfortable renting to someone and subjecting my neighbors to live next door to someone who is not a reasonable member of the community and a good neighbor.

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

I would sell my property before I would rent to someone who I cannot verify their credit and ability to pay the rent. I absolutely cannot afford to let people live rent free as I myself cannot afford to cover the mortgage on the property. I have downsized to minimize my own expenses until I can get back on my feet and I'm hoping that some day I can return to my property when I myself can afford to pay the entire mortgage.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

I have had a tenant not be able to pay for a while but they put the rent on their c credit card for a few months until they got back on their feet. This cost me 3% credit card fee but I was happy to work with them to help get them through a rough patch. Had they no credit then they would have simply stopped paying and I would have had to go through eviction process and lost all the rent money and needed to take out a loan just to survive myself. I cannot handle all this, I work two jobs and am barely hanging on myself.

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

the only one of the above I sort of support is the last one- but if someone is asked to leave because the owner is selling then if they actually leave when asked it should not count as an "eviction". but if they were given plenty of notice and still did not leave because the owner wanted to move in or sell and this is why they were evicted then I do not want them as my tenant.

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

Any eviction or dispute, even if they won, is of concern because I don't have the time to deal with legal battles etc- I work two jobs just to get by and I can't take and mental energy to battle with a tenant who is being unreasonable.

Q23. **Rate your level of support for this policy**

Do not support

**Q24. Why did you answer this way?**

This type of person has an unstable situation and I cannot afford to have turnover and disruption with my property - I'm already hanging on by a thread.

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**Q25. Is there anything you would change?**

I'm sorry, I feel bad for all the people that need housing, but as an individual with a single property I do not think I should be required to take such big risks. The corporations and governments should be able to take the people that are in higher risk categories. I myself am at risk of becoming homeless or nearly so if I am required to take on the risk and should happen to get a "bad" tenant who doesn't pay and destroys my property. Even with the current screening I have had difficulties. To make the screening even easier just exposes me to more risk - I would probably sell instead.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

As soon as my current tenant decides to leave I would probably have to sell. As a single person who is renting my home because I myself cannot afford to live there, I just cannot afford to take on more risk with tenants that can't pay/ won't leave/ destroy my house. I am renting a much smaller place but hope someday to return to my little home.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Different requirements for larger landlords (people who own many dwellings in Oly) and corporations that own apartment complexes, multiple houses, etc. Individual homeowners like me should not be forced to provide low income housing and take on tenants that may not be able to pay. I would go bankrupt myself or have to take out a loan to repair damages, which I had to do in the past. The new proposed laws would drive out many of the individual landlords like me and further reduce access to rental properties in Olympia.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Differential screening requirements based on the type of landlord. Owners of one apartment or house should be able to screen however they feel is best. Large apartment building owners or corporate developers could be under your new proposed laws as they are not at risk of going bankrupt or becoming homeless themselves if a tenant destroys their property or doesn't pay rent for a while. It isn't fair to burden individual citizens with the onerous requirements meant to mitigate the structural racism and biases that exist in our society. Larger institutions are an appropriate target for this, not single individuals.

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**Respondent No:** 99

**Login:** Registered

**Responded At:** Aug 02, 2025 07:56:59 am

**Last Seen:** Aug 02, 2025 14:23:10 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	<p>The home we are renting out is an asset for us, it will be our financial security as we age. We need to protect that asset but are willing to rent it out to qualified renters. We are not a company that rents property. we are home owners and this is our asset.</p>
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	<p>A #SS number is required, or other form of identification, for background screening and identification.</p>
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	<p>Why should we, the landowner, not be able to decide, given the information we have been given or found, not be able to make the judgment of how much risk we should take when renting our asset? When I invest through a savings account or stock; we have to decide how much risk we are willing to accept. This is the same for renting out an asset, or financial security, to another individual.</p>
Q9. Is there anything you would change?	<p>Given the choice I would not rent to multiple people. That is not a risk I am willing to take. If one person can qualify to accept paying the whole rent then that person can take in additional people and it will be the responsibility of of the renter to always pay the full rent.</p>
Q10. What income or employment information is most concerning to you?	<p>We, the home owner, should be able to decide if the income is sufficient to pay the rent given the personal information we have been given.</p>
Q11. Rate your level of support for this policy	Do not support

**Q12. Why did you answer this way?**

HUD has created guidelines, why should we not follow them? It your asset, why should I be able to make my own risk assessment.

---

**Q13. Is there anything you would change?**

Is a 5 year restriction supported by data?

---

**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

We should be able to decide how mush risk to accept.

---

**Q17. Is there anything you would change?**

Not make these changes

---

**Q18. What credit history information is most concerning to you?**

Whether they pay their bills and manage their finances.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Let us, home owner, decide what we should accept. It's our asset.

---

**Q21. Is there anything you would change?**

Not make these changes

---

**Q22. What rental history information is most concerning to you?**

Taking care of the property, paying on time, communications with home owner.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

Same answer as above. Let me decide what level of risk I will accept.

---

**Q25. Is there anything you would change?**

Not make these changes

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Yes, I would probably not rent my house any more, because I could not accept the risk that is brought about by these requirements.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

The City is trying to make a place for high risk people to find a place to live. Look for some other avenue, rather than asking me to accept higher risk.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Have the City become a renter and live under these requirements. Is the City able to rent under these requirements and maintain their assets. What are other jurisdictions doing about this issue. Under these requirements I think you would see a reduction of the number of houses that would be available to rent; therefor causing a bigger problem.

---



**Respondent No:** 100

**Login:** Registered

**Responded At:** Aug 02, 2025 08:08:22 am

**Last Seen:** Aug 02, 2025 14:48:23 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Zillow offers it

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Zillow offers it.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

Renting is a business. I want it to run smoothly. Often lower income tenants want me to be their bank and loan them money for rent. Delay payment. That requires me to use my credit to compensate for them. I have 1 rental in Olympia.

**Q9. Is there anything you would change?**

About what?

**Q10. What income or employment information is most concerning to you?**

Where employed and for how long.

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

I'm open to giving people a break for past mistakes

**Q13. Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

Theft and violence. DUI

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

First bullet point

---

**Q17. Is there anything you would change?**

Second and third bullet ok

---

**Q18. What credit history information is most concerning to you?**

Not having any

---

**Q19. Rate your level of support for this policy**

Fully support

---

**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Interview most recent landlord

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**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

not answered

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I'd probably sell my house that I rent.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

What issue? Be clear. What is this?

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I'm not the evil landlord. I have one house rented and my retirement is based on it running smoothly. I've had deadbeat renters that have done damage to the house and not paid rent for 8 months. How does the city address this?

---



**Respondent No:** 101

**Login:** Registered

**Responded At:** Aug 02, 2025 08:40:30 am

**Last Seen:** Aug 02, 2025 15:15:20 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

rent more than 30% or so of income is difficult to meet consistently, and other concerns (cars, medical, etc.) are very likely to impact ability to pay rent. Past landlords are valuable references for how property is maintained and payments are kept current.

**Q4. Do you require applicants to provide a Social Security number?**

No

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

not required for info we're interested in.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

it falls within our personal guidelines, but they include all long term debt. If someone has a large vehicle payment, that with rent exceeds 40% of income, and something impacts their finances, they are more likely to make the car payment than rent. They would be driving a vehicle we probably wouldn't afford, while we'd be stuck with ongoing costs and no income. Excessive long term debt shows inability to manage money well, and we don't want to be on the losing end of their bad choices. We've worked hard for decades to pay and care for this property, and it's part of our retirement plans. We need tenants who appear fiscally responsible to share our nest egg with.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

combined household income, and likelihood of continued employment.

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

seems reasonable - isn't punishment meant to correct behavior, after all?



**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

total long term debt is critical, no matter what the source.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

if someone is breaking federal or state laws, we don't want to be part of supporting them.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It may well be the push needed to sell the single family home we now rent in west Olympia.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 102

**Login:** Registered

**Responded At:** Aug 02, 2025 09:11:20 am

**Last Seen:** Aug 02, 2025 15:44:04 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Credit checks and income verification histories provide a good indication of whether a resident will be timely with rent payments. Criminal background is to protect the community from violence. Habits and patterns provide an indication of likely future experiences.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	The screening service requires SS# to gather information - we have not experienced an issue with undocumented applicant but if the person was personally referred so we know there is no criminal history we could consider a lease. Given the change in termination requiring "just cause" it is no longer possible to simply terminate a lease at the expiration date. Screening to avoid potential conflicts becomes even more important to avoid community risk and disruptions.
Q7. Rate your level of support for this policy	Fully support
Q8. Why did you answer this way?	Given the escalating costs of living, individuals need more flexibility to document income and they can choose budget priorities to determine rent affordability.
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	Consistency and reliability
Q11. Rate your level of support for this policy	Fully support
Q12. Why did you answer this way?	People deserve an opportunity to change and improve their lives

**Q13. Is there anything you would change?**

not answered

---

**Q14. What convictions or types of convictions concern you most?**

Violence against persons, theft

---

**Q15. Rate your level of support for this policy**

Fully support

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**Q16. Why did you answer this way?**

People that pay cash don't have credit history, but they can usually have a reference that documents prior good payment history

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

Depending on the circumstances, eviction can be evidence of a difficult tenant to manage. Landlords do not engage in eviction process lightly so usually this is an indication of a challenging individual. However, people can change and that's why one should be able to give their story for full evaluation

---

**Q21. Is there anything you would change?**

Evictions should not be necessary if people are working together to resolve the issue of terminating an agreement. But when tenants refuse to follow rules, and cause community disruption a landlord must have the ability to terminate. Future landlords should be fully aware of prior history to make a good judgment for future leases.

---

**Q22. What rental history information is most concerning to you?**

Eviction is typically a red flag and full disclosure should be required and then full consideration given to special circumstances.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

I would be concerned about legitimate identity and past records. If someone has entered the country illegally it is an indication of a personality that does whatever serves their purpose without regard for the law. And that person would be difficult to manage in a community if they just do what they want to do and don't respect rules.

---

**Q25. Is there anything you would change?**

This should be optional and landlords need discretion on this topic.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Fair Housing regulations are already established and it seems that more regulation is not helpful. These policies are forcing many people to leave the property management/investor rentals business.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Fewer rentals are available now due to landlords getting out of the business. And most cite new policies and changes in Landlord Tenant RCWs - rule should be consistent among City, State and Fed.

---



**Respondent No:** 103

**Login:** Registered

**Responded At:** Aug 02, 2025 09:30:12 am

**Last Seen:** Aug 02, 2025 16:04:31 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

It's a small town and generally knowing a person's vocation/income for me validates that they are can afford to pay the rent.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

It's irrelevant as to whether or not they can pay rent and have a rental history that shows their ability/tendency to take good care of a home

Q7. **Rate your level of support for this policy**

Somewhat support

Q8. **Why did you answer this way?**

because there are other factors to consider. If they have a brand new job that may be less secure or a volatile job history then that can be a consideration outside of actual ratios

Q9. **Is there anything you would change?**

setting these types of hard and fast thresholds lacks nuance I like to use.

Q10. **What income or employment information is most concerning to you?**

employment history, volatility.

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

Because of our criminal justice system I don't do a criminal background check. I don't believe it is a strong indicator as to whether or not someone could be a good tenant.

Q13. **Is there anything you would change?**

nope

**Q14. What convictions or types of convictions concern you most?**

drug related such as manufacturing/distributing and sex-related.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

credit scores is just one element to describe a persons history. I fully support someone's work to get out from under debt and into stability.

---

**Q17. Is there anything you would change?**

I am more interested in trend data rather than snapshot data. That comes with hearing about someone's journey rather than their state.

---

**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

Again this is nuanced but a one-off eviction dispute or finding does not a bad renter make.

---

**Q21. Is there anything you would change?**

Allowing landlords to consider past rental history as a whole to me is really important because it tells a story. I have in my time as a renter had disputes with landlords and how it was worked out/settled is really important to understand how their approach will be with me as a landlord. It is not always one-sided.

---

**Q22. What rental history information is most concerning to you?**

repeated disputes or multiple eviction history with landlords is a real concern. Being a landlord can be really hard work and a huge part is building trust and a good relationship with my tenants. Its hard to build trust if I am wary of a tenants documented past history of disputes.

---

**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

I do not check for citizenship. To me this is entirely irrelevant.

---

**Q25. Is there anything you would change?**

no

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I am so wary of additional burdens on small landlords (2-4 rentals) providing clean and affordable housing. As it stands now with the new Rental Registry I am exhausted by new the administrative burdens on small landlords. If I had my choice to go fix my tenants backed up toilet or navigate state or city business licenses I would jump to the former each time. This feels like yet more administrative burdens placed on small landlords who provide excellent housing opportunities for our community.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Scale it. If you have >10 units or use a management company then sure. I'm sure there are some bad actors out there but this feels like another big hammer that impacts those of us who are small-time long-term local community supporters.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Please don't pit landlords against renters more than you already do and increase the administrative state. Build a better apparatus for mitigating disputes quickly and efficiently rather than place additional burdens and risks on your community members who are already providing a really valuable resource to the city.

---



**Respondent No:** 104

**Login:** Registered

**Responded At:** Aug 02, 2025 11:31:16 am

**Last Seen:** Aug 02, 2025 18:21:29 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
  
These typically provide us with knowledge on if the rental participate will be a positive rental and pay rent and maintain the property they rent.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
  
For screening credit and background
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
  
Depending on the property this help allow us to ensure the resident will be able to pay rent. Often if the requirement is 2.5 or lower this is a risk and most times I have seen residents not be able to withstand pay rent if they are faced with a hardship.
- 
- Q9. **Is there anything you would change?**  
  
If there was a cap I think capping at 3 times is more reasonable.
- 
- Q10. **What income or employment information is most concerning to you?**  
  
n/a
- 
- Q11. **Rate your level of support for this policy** Do not support
- 
- Q12. **Why did you answer this way?**  
  
Many of these pose huge risks and when tenants that are looking to move our screening requirements are what allow us to keep our community with qualified rents that will respect the community, home and residents.
- 
- Q13. **Is there anything you would change?**  
  
I would be ok if they provided proof of rehabilitation and proven record of good behavior
-



**Q14. What convictions or types of convictions concern you most?**

assault, theft, property damage, sexual misconduct, stalking anything aggressive.

---

**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

The law about not rejecting bad credit if they are on a housing voucher. May times they still have a portion due and at times can be removed from housing or the voucher reduced. If they have additional payments there should be proof they will pay items on time.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

If there is an eviction, many times there is more to this and even when dismissed - sometimes this is due to an agreement. If we don't have restrictions than what prevents someone from hurting a housing market by not paying rent.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

not answered

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

This could make it harder to maintain and manage the building. Onsite teams already struggle with the length of time it takes to evict someone for behavior or non-payment and this will only make this harder and could make onsite teams feel unsafe in many situations.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I think there need to be programs educating people on financials, paying bills, getting assistance ect.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 105

**Login:** Registered

**Responded At:** Aug 02, 2025 12:35:32 pm

**Last Seen:** Aug 02, 2025 17:40:33 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I must be able to verify that borrower has sufficient income to qualify for the lease AND to continue to make the ongoing payments. Income verification accomplishes this. I want to know if someone has a criminal background as my experience is that they are LESS LIKELY to follow the lease and obey local laws. I made a significant investment in these rentals and I MUST be able to protect it from "bad actors". Past rental history is one of the best ways to predict how well a tenant will pay their rent to me. Finally, a credit check is also a fantastic indicator of how well a person pays their bills and is of great predictive value. However, if they do not have sufficient credit, then there are other ways to show that they pay their bills on time. We can prove that they have paid their phone bill, utility bills, insurance payments on time. These are items that are NOT captured in a consumer credit report.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I need a SS number to request the info I need to make a determination of their worthiness as a tenant. If they didn't have a SS number but could prove to me that they were in the country legally and have some type of immigrant or refugee status, then that would be a special case and allowances could be made.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

Income of 2.5 times the lease is a rough predictor of qualification, but having owned rental properties AND worked in the financial industry for 35 years, I know that this is insufficient. People could meet this criteria BUT still not be good candidates if they have too much consumer debt such as auto loans, credit cards, school loans, medical debt payments, etc.

**Q9. Is there anything you would change?**

I think a better debt ratio to consider is taken from the mortgage finance industry: income must be no less than 2 times total proposed debt payments including the proposed rent PLUS consumer debt payments.

---

**Q10. What income or employment information is most concerning to you?**

income that is variable like tips and overtime, seasonal. Also, someone who has regular gaps in employment and shows a pattern of short time on the jobs with regular changes in employment. These people have a demonstrated to me over the years of a high likelihood of getting behind on their rent.

---

**Q11. Rate your level of support for this policy**

Do not support

---

**Q12. Why did you answer this way?**

You CANNOT tell an owner of a very expensive property that they must rent to criminals....people who have a demonstrated ability to NOT follow societal rules.

---

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

crimes against people, property, and drugs.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

I do make allowances for people who don't fit into the perfect credit box. I want to rent to people who take their obligations to pay seriously and if you limit my ability to determine that then you are asking me to take a very large risk with a very valuable asset. Governing authorities are asking me to take the risk with my assets....not fair. I should be the best one to determine what level of risk i want to take.

---

**Q17. Is there anything you would change?**

let the best practices to limit risk decide what minimal credit requirements should be...it is our money at risk, not the governments. I want to open up my rental to as many people as possible, but only to the those that can demonstrate to me that they have the ability AND the desire (as shown by their track record) to meet their obligations.

---

**Q18. What credit history information is most concerning to you?**

lots of collections...tells me that people don't care about not paying their bills.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

I want to decide which of these things may apply in a particular situation, not have it dictated to me by some regulatory agency. I have made allowances for some of these items on occasion, but only with good explanation and their story made sense/checked out.

---

**Q21. Is there anything you would change?**

make these recommendations to landlords, not hard and fast rules....educate landlords about how they could make reasonable allowances in these areas

---

**Q22. What rental history information is most concerning to you?**

collections from past landlords and missed or slow payments on a lease.

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

I don't rent to criminals....if you are here illegally then you have broken the law. Many illegal aliens are unvetted with a minority having criminal records....not asking about their status limits my ability to determine risk..i don't want to risk them in my units...its is unfair to the other tenants. Finally, they can be deported at any moment and then who pays the rent? Not the city of Olympia!

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would look to sell my Olympia rentals....they would be purchased by first time buyers so Olympia would have less rentals and the prices for the remaining rentals would increase. You hurt the people you are trying to help by limiting a landlord from making her own decisions regarding risk for an investment. I will go to markets that don't unfairly hinder market forces at work.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

It is not the city's business to make sure illegals have places to stay. Get out of that social engineering business and leave immigration to the constitutionally appointed federal government.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

If you keep going this direction of harming landlords then at some point you will not have enough landlords within the city limits...Olympia will continue its decline and prices will continue to go up and you will have yourselves to blame.

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**Respondent No:** 106

**Login:** Registered

**Responded At:** Aug 02, 2025 14:52:28 pm

**Last Seen:** Aug 02, 2025 21:37:00 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	these have been proven to be indicators of personal responsibility ad reliability. Renters are being given access to a very large investment and can prove both damaging and costly to a landlord and the property. Rentals are not a social service, they are a business
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	not answered
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	Marginal renters that cannot afford the rent are going to see rent as a low priority and they know they can delay and play the system to the detriment of the landlord
Q9. Is there anything you would change?	not answered
Q10.What income or employment information is most concerning to you?	not answered
Q11.Rate your level of support for this policy	Do not support
Q12.Why did you answer this way?	I would not want them as a neighbor and I wouldnt want them as a renter
Q13.Is there anything you would change?	not answered

**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

This is unacceptable. Bad debt is a clear indication that rent will be there last concern when there is a problem

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

past history is the indicator of future behavior. You basically want landlords to accept all applicants and suffer whatever consequences occur.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I will stop renting and will sell the property

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Listen to landlords and use some small amount of business sence

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 107

**Login:** Registered

**Responded At:** Aug 02, 2025 17:06:28 pm

**Last Seen:** Aug 02, 2025 23:09:01 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

not answered

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I use an online application portal that asks for the SS number which is used in the credit report process.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

Rent /mortgage typically or historically account for 35-40% of net income. All tenants need to be equally responsible for their portion of a lease amount of a property in which they reside to make this work mathematically based on current market average rental rates in this community and average wages per capita. If I recall correctly, the City does not support support more than one responsible party per lease. which therefore makes this suggested income requirement unattainable for many to lease property in our community as the average cost of rent is \$1950 for a two bedroom, 1 or 1.5 bath property.

**Q9. Is there anything you would change?**

Yes, leave rent to be set by landlords. I am a fair landlord of more than 35 years that rents based on relationships, situations and always make the rental price fair in favor of the tenants. I want my tenants to be able to afford to save for a down payment on a home of their own if they desire which some do, have funds to lead active lifestyles and participate in community activities or sports for their children, have pride in where they live and care for the property I saved and sacrificed for and share with them. It is a WIN WIN for me and my tenants. The city and/state getting involved and adding layers of unnecessary paperwork, requirements, and checklists is UNFAIR to landlords and ultimately drives the costs of housing up for the people you think you are protecting. More and more independent landlords are selling due to your infringement which will only increase rental prices as you drive the mom and pops away and reduce protections that are in place previously and currently that allow property owners protection from tenants who destroy property and/or don't pay their rent.

**Q10. What income or employment information is most concerning to you?**

Steady employment of at least one year and income that yields about 35-40% of the lease.

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

Everyone deserves a second chance and others may need more than one chance. Criminal history should be known but not used against a potential tenant.

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

Sex offender if properties are near schools, or near other families and Illegal drug manufacturing in previous locations where prospective tenant has lived as it could endanger those living around them. I would like to be aware of these circumstances but it would not necessarily deter me from renting to them.

Q15. **Rate your level of support for this policy**

Somewhat support

Q16. **Why did you answer this way?**

I want to be able to choose who I rent to and often times have chosen to rent to those with various history and having more than one responsible party on the lease alleviates some of that concern.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

Evictions for non payment of rent.

Q19. **Rate your level of support for this policy**

Fully support

Q20. **Why did you answer this way?**

not answered

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

not answered

Q23. **Rate your level of support for this policy**

Somewhat support

Q24. **Why did you answer this way?**

not answered

Q25. **Is there anything you would change?**

Yes, not have the city tell e who I can and cannot rent to. I own the property and am the only person losing based on my decisions not what I am being dictated to allow in a home/property that I purchased and am responsible for.



**Q26. If the City implemented these policies, how it would it impact how you do business?**

I will be selling my property and the city will lose affordable homes owned by reasonable and responsible landlords as the new owners will not be able to afford to rent at reasonable and fair prices due to the market. The loss will be to all tenants current and future.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Stay out of it period. More government does not necessarily help just creates another another layer of tracking and takes away form those landlords that are fair and good. I do not need your help with how to run my business.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

The City is choosing to be short sighted and regulation does not make more affordable and fair rental markets. How much funding has been required thus far to support your start up and running of this program(s) and yet you are still pushing for them and the grants are gone or drying up so now you will come back to me, the taxpayer, to pay for this unnecessary program. Disgusting. Look at some of the other short sighted choices the City has made in recent years (under the guise of fair and affordable housing) where they have cut off the possibility of tax generation by selling off revenue generating properties for a short term/one time cash influx without a way to replenish the revenue source going forward. So, again, you will come after the residents/taxpayers. It is a never ending cycle of big ideas and personal agendas of staff and elected that feel good, but are not being thought out and ultimately property owners having to bail out cities for overspending.

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**Respondent No:** 108

**Login:** Registered

**Responded At:** Aug 02, 2025 20:24:46 pm

**Last Seen:** Aug 03, 2025 03:02:30 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	Just want to be sure people have income and a track record of paying their rent on time everymonth.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	what alternatives are there? would be open to suggestions.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	If someone is only making 2.5 times the rent, that means they are spending 40% of their income on housing, and that's far too much. It means my house is too expensive for them.
Q9. Is there anything you would change?	I would raise it to 3x the rent. Combined income is fine.
Q10.What income or employment information is most concerning to you?	Whether or not they have a steady job and steady income.
Q11.Rate your level of support for this policy	Do not support
Q12.Why did you answer this way?	I can only support some of these items. you should list them separately so we can tell you our opinions on each one. This is a poor way to handle a survey like this.
Q13.Is there anything you would change?	I'm willing to consider treatment programs, turning your life around etc. I would never consider an arrest that didn't result in a conviction - so I'm fine with that. I want to know of all crimes, even over 5 years old .

**Q14. What convictions or types of convictions concern you most?**

All that you listed, also drunk driving.

---

**Q15. Rate your level of support for this policy**

Somewhat support

---

**Q16. Why did you answer this way?**

You guys are really going to drive small landlords out of business by not giving them ANY latitude over who can live in their most expensive investments. only large corporate landlords are going to have the ability to defend themselves against charges they rejected someone unfairly.

---

**Q17. Is there anything you would change?**

Do any of you own homes? they are wildly expensive investments and expensive to repair, and we have a mortgage on the rental house! if our tenant doesn't pay, why are you expecting us to give them free housing???

---

**Q18. What credit history information is most concerning to you?**

not paying bills on time! I don't care if people have student loans or medical debt, that's going to be all of us the way things are going here.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

I can only support the last one, that applicants cannot be rejected based on no-fault evictions.

---

**Q21. Is there anything you would change?**

answered above.

---

**Q22. What rental history information is most concerning to you?**

people who don't pay their rent, or did excessive damage, or had more or different people living in the house than they disclosed.

---

**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

I can support this, but I need to be able to verify income and rental history. You tell me how to do that, I am open to it.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Yes, you would make it considerably harder for me to protect my retirement investment, which is what this house is. I have one rental house. it is designed to provide income, or a place for me to live, when I am old. I am not getting rich with this one rental house.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

What issue? I don't think you even laid out the issues you are trying to address at the beginning of this survey!!

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I never used to raise my rent on existing tenants, only between tenants. once you instituted the caps, I now raise it 5% every year . the city actually made renting more expensive for my current tenants. I am one of the good landlords, you should make exemptions for those of use with one or two properties, we are not heartless corporations.

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**Respondent No:** 109

**Login:** Registered

**Responded At:** Aug 02, 2025 22:52:28 pm

**Last Seen:** Aug 02, 2025 20:36:29 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
They provide a general indicator of financial stability and likelihood of being a good tenant
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
Birth certificate, passport or other proof of identity
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
I want to be sure that I have tenants that are not overextended financially so that an unexpected expense doesn't put rent payment in jeopardy
- 
- Q9. **Is there anything you would change?**  
Anyone whose income is used to meet the requirement should be listed on the lease.
- 
- Q10. **What income or employment information is most concerning to you?**  
consistent employment with few gaps.
- 
- Q11. **Rate your level of support for this policy** Somewhat support
- 
- Q12. **Why did you answer this way?**  
I don't agree with the assumption that the passage of five years or reaching adulthood means that previous conduct is irrelevant.
- 
- Q13. **Is there anything you would change?**  
Eliminate provisions 1 and 3 above
-

**Q14. What convictions or types of convictions concern you most?**

Violence, theft, sex

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

There is a difference between a 21 year old recent college graduate with no credit history and a 45 year old person with no credit history. The latter is likely living as part of the underground economy and has little to lose by skipping out on rent. Debt is debt and a financial burden on a renter regardless of the reason it was incurred.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

unpaid debts, excessive number of credit cards

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

This is an excessively legal approach that assumes anything short of an eviction means the applicant exhibits good behavior

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Evictions or frequent moves without an explanation

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

Persons in the country illegally may be deported at any time leaving the rental unoccupied and the landlord without income with no notice. Given two otherwise equal applicants, I choose the citizen as the lesser risk.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would select rentals in a different jurisdiction

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 110

**Login:** Registered

**Responded At:** Aug 03, 2025 00:44:42 am

**Last Seen:** Aug 03, 2025 05:46:56 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

- Income verification (paystubs, W-2, bank statements, etc)
- Credit check
- Criminal background check
- Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

My rental property is the most expensive asset I have ever owned and I have been taking good care of it. When choosing someone who will live in that space, I want to choose really someone who is reliable, responsible to take good care of the house. These screening tools are not perfect, but helpful.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I am an immigrant, I didn't have SSN when I first moved here, but had other government documentations to prove my identify. I support allowing other alternatives, but strongly believe that if someone is going to reside in my property, I need to know what that person is and is here legally.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

I understand Olympia want to create more affordable housing options for low-income and minority. However, I don't think lowering the screening for single family rental properties are the right solution for tenant protections and housing issues. Keeping house payment less than 30% is widely known and proven ratio to live financially reliable and low risk life. 2.5 times is higher than that. Financial stability is a "must" to screen a renter for me. So this is absolute NO. I strongly not support your policy proposal. Again, reconsider your purpose. Tenant protection and make housing more affordable has nothing to do with the income requirements. There should be wide price range of rental options, and they should choose an affordable one based on their income level. If Olympia don't have low priced rental properties, then consider providing more low-income housing, apartment, multiplex options by benefiting those development projects. Olympia is known to be notorious to develop. The city put so much restriction on new development and make existing property owners responsible for housing issue is unacceptable. Also in Washington, eviction process is so long and expensive process, if a renter fails to pay the rent due to financial instability, and refuse to leave, is the city going to help them to pay their house payment? Without any protection for property owner, do not lower the income requirements for SFR.

**Q9. Is there anything you would change?**

Instead of lowering the income screening part, I would limit the rent increase rate over time. 5-7% increase can be a big burden for a renter. So you can regulate how much increase they are allowed to make over certain time period (e.g. similar to each year's inflation rate, but not more than twice within a year). And make more affordable apartment and multiplex available. This will naturally regulate SFR housing price.

---

**Q10. What income or employment information is most concerning to you?**

To have a stable and long-term income source, having 30-35% or less of income on housing ratio is crucial. and stable employment - showing history of employment, and job stability is important as being to make monthly payment is the minimum requirement. Job title or field doesn't matter much.

---

**Q11. Rate your level of support for this policy** Do not support

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**Q12. Why did you answer this way?**

5 years is very short time period. We are talking about criminal history, not traffic tickets. This is one of the strongest indicators of person's character and how reliable and responsible they are. People don't change easily especially in that short time period. Also knowing that police officers especially in Olympia rarely arrests anyone for misdemeanors. They don't even respond to some of "minor" cases. So anything in the criminal history indicates its severity and frequency

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**Q13. Is there anything you would change?**

I may categorize criminal convictions to several different categories depending on the severity of the crime and have different time periods, with minimum of 7 years and no time limit for more serious crimes.

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**Q14. What convictions or types of convictions concern you most?**

Anything related to hurting /assaulting people, damaging property, and showing a hot temperament or financial struggle

---

**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

Same reason as previous income ratio requirement question. The City should think more about what you want to get out of this. Renter's protection and make housing more accessible is not going to be achieved by lowering the credit history requirement. Large debt regardless of the type including medical debt or education/vocational debt is a huge financial burden for anyone, and one of reasons people become homeless. Regulating a credit history is not going to fix the problem. You can putting property owners at risk by forcing us to have someone who has a high risk of not being able to pay the rent. Fix the real problem, instead of finding something relatively easy for you, and penalize others.

---

**Q17. Is there anything you would change?**

No credit history may be okay for apartment not for SFR or multiplex. If someone has no credit history, they shouldn't try to rent SFR for their first house option.

---

**Q18. What credit history information is most concerning to you?**

bad credit, and how credit fluctuates over time. it shows how well they manage finances.

---

**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

This should be case by case basis. The city should not regulate everyone under the same requirements about this topic. Eviction is a long and painful process to go through for most of property owners. If a owner took that direction, that means the renter propably caused that much of troubles to the property owner- so I want to know the details and make professional decision by myself.

---

**Q21. Is there anything you would change?**

Refuse to leave and refuse to work with the owner is a huge red flag. So, no. let us to make the decision.

---

**Q22. What rental history information is most concerning to you?**

Relationship with the owner, how well they take care of the property, how responsible they were are the key information I need to know. Being evicted or any of these records means large communication and collaboration issue.

---

**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

I am fine with not having SSN. but they should be able to provide a government document and lawful presence in the US. Are you asking me to have undocumented people in my house? Would you do that if it was your house? Providing more housing for refugees and immigrants who need more financial support is not my personal responsibility. I am an immigrant, and I am proud of being an immigrant. Asking property owner to accept the risk of having undocumented person is so unreasonable. What are you trying to achieve here?

---

**Q25. Is there anything you would change?**

Social number or any government issued identification required.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Yes. I would not like having business in the city. And I would start question, which I already started questioning, who does the city care the most about and who do you want to protect the most? We pay taxes, we provide housing, we do business, but the city doesn't seem to care much of regular citizens.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I understand that rental price is really high. I lived in Ohio for multiple years, and the rent in Washington is extremely high, but same as the housing price. I believe Washington and Olympia has enough more than enough of eviction protections and tenant rights and fairness. To improve affordability, I may consider limit allowable rental increase rate per year, and benefit low-income apartment development in the downtown area - where most of resources are centered.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 111

**Login:** Registered

**Responded At:** Aug 03, 2025 08:39:35 am

**Last Seen:** Aug 03, 2025 15:22:23 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	The landlord must receive consistent income to pay for their property and property taxes. The tenant must have reliable verifiable income.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Verification is key to mitigate risk. The government can provide low income housing for less verifiable individuals.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	Reduce property taxes and I would support this. My property taxes went up 40% in one year and have gone up double digits in multiple other years.
Q9. Is there anything you would change?	No
Q10. What income or employment information is most concerning to you?	Letting property managers decide this.
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	Too many factors to create strict rules. Should be decided as a whole.
Q13. Is there anything you would change?	No 5 year rejection rule.

**Q14. What convictions or types of convictions concern you most?**

Property damage

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

I have to have a credit history to purchase a home. Renters should too.

---

**Q17. Is there anything you would change?**

Remove no or insufficient language.

---

**Q18. What credit history information is most concerning to you?**

Their entire history.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Just let the property managers decide. They are professionals.

---

**Q21. Is there anything you would change?**

Remove the cannot be rejected language.

---

**Q22. What rental history information is most concerning to you?**

Paying on time, taking care of property

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

You cannot write laws that I must follow but someone else not.

---

**Q25. Is there anything you would change?**

Remove "may not be rejected" language

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would sell my property and not rent it to people who cannot afford a home.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Build more lower income housing.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

No

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**Respondent No:** 112

**Login:** Registered

**Responded At:** Aug 03, 2025 10:46:03 am

**Last Seen:** Aug 03, 2025 17:12:45 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** **Other (please specify)**  
I do not do this. We have a Property Management company in Olly that we use.
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
  
I would like to say, however, that we fear Olympia is going to make this process (screening for new tenants) less effective. This is one of the MANY reasons we're going to sell the rental house we own in Olympia.
- 
- Q4. **Do you require applicants to provide a Social Security number?** not answered
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** not answered
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
  
Whyt don't YOU make this questionnaire more applicable to people like us, who own ONE home and rent it out via a property management company?
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
  
We spend a great deal of time making sure our Olympia home is the best it can be for our tenant. We use the Property Management company ONLY to help us find good, responsible tenants who will respect the home. We feel the Olympia city government is going too far in favor of tenants, and leaving small landlords like us feeling kinda put upon!!!
- 
- Q9. **Is there anything you would change?**  
  
Let us continue to provide the good home to tenants as we have been doing....
- 
- Q10. **What income or employment information is most concerning to you?**  
  
length of time in employment situations; reasonable income
- 
- Q11. **Rate your level of support for this policy** Somewhat support
- 
- Q12. **Why did you answer this way?**  
  
not answered
- 
- Q13. **Is there anything you would change?**  
  
not answered
-

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**Q14. What convictions or types of convictions concern you most?**

I would want to know about ANY conviction; doesn't mean I'd reject a tenant, but it's MY home, and I care about it, and who lives in it.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

I feel a credit history is important. This is a HOUSE, with several bedrooms and a yard to maintain. Again, I want to know my tenants are responsible, can hold down a job and earn enough to consistently pay rent. Job history and credit history help us determine this. AGain, this is the job of our property management company, but I don't want to tie their hands in finding the right tenant.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

Not very comfortable with any tenant who has been evicted. I'm just being honest. Again, would prefer that our property management company doesn't have their hands tied by regulations.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Will need to talk with our property management company. IF they feel that they're struggling with all these new regulations, then yes, it will increase our likelihood of selling.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes, as a matter of fact. Can you please not treat all landlords as if we're criminals, trying to fleece our tenants? We have one single house, which we treasure and want to be a great home for tenants. Now, inspections required (altho they're already done by both US and our property management company), we're required to register as a business. WE're NOT a business! We own a home which we rent out. Not a business.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

None that I want to put down here. Just discouraged with all this, that's all.

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**Respondent No:** 113

**Login:** Registered

**Responded At:** Aug 03, 2025 11:04:36 am

**Last Seen:** Aug 03, 2025 17:54:02 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We are creating a partnership with residents to whom we rent the home and the community in which the home is located. We want to know as much as possible about an applicant to mitigate risk for all involved. We do not utilize just a credit score but a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a physical property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We require SSN for full background screening. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong. We do make other accommodations for particular housing that target sub-populations such refugees who are working with an NGO and have wrap around support and an owner of a property who is willing to take the added risks.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Restricting income/rent ratios means higher risks of failure should something go wrong. We try not to put potential residents in situations in which they may fail, and we see applicants who want to push their resources to the limits when alternatives are available. In some of the lower end small multiplexes we lease out, we would work with owners if all other things considered in the background checks are strong to make exceptions. With a policy limiting the income/rent ratio you are asking owners of properties to turn over an asset of very high value with fewer safeguards.

Q9. **Is there anything you would change?**

Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. What we have seen over and over is that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction, it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.

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**Q10. What income or employment information is most concerning to you?**

Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. If they are too strict, then they will have long vacancies or need to rent at a lower market rate.

---

**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

I do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. We already are required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if we move someone into a community and something bad happens). Not sure what the magic number is with 5 yrs. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

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**Q13. Is there anything you would change?**

Get rid of the 5-year restriction.

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**Q14. What convictions or types of convictions concern you most?**

domestic violence, crimes against people and property

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

We already are flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. We see people who make 10 - 20K per month who are terrible managers of their finances and credit. Let the housing providers decide how much risk to accept. Remember credit is the number one predictor of how well a household will do in a home.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage finances.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Communication, taking care of property, paying on time - in other words - did they follow through with their obligations.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

If all of these new regulations are passed, you are asking all housing providers to rent to unknown people. The risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would likely sell our home to the highest bidder-regardless of who that may be.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of "Tenant Protections" is implemented, about 10% or so of the managed portfolios in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with the providers of that product to create solutions to any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less inventory and a more expensive product.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics get in the way. Let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides more than 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Goodwill has not developed.

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**Respondent No:** 114

**Login:** Registered

**Responded At:** Aug 03, 2025 12:33:33 pm

**Last Seen:** Aug 03, 2025 16:27:05 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

These checks and references have given me a reasonably reliable way to predict the ability of a prospective tenant to dependably care for the rental unit and pay their rent on time.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

This has been a dependable way to understand if the prospective tenant participates in our economic process.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

My experience has shown that 2.5 times the monthly rent is adequate to consistently pay the rent.

Q9. **Is there anything you would change?**

In terms of income qualification, no.

Q10. **What income or employment information is most concerning to you?**

Confirmation of employment from a legitimate business, with verification of the income of the prospective tenant.

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

Convictions that are vacated, expunged, or sealed obscures the nature of an infraction.

Q13. **Is there anything you would change?**

Only the objection in Item 12 above.

**Q14. What convictions or types of convictions concern you most?**

I don't have a list of particular convictions. A landlord needs to have the ability to make a judgment based on the consideration of the whole of a tenants presentation.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

As a small, personal business, I cannot risk or absorb the risk of a tenants unstable financial situation. All of the above conditions might have a bearing on an applicants ability to pay their rent.

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**Q17. Is there anything you would change?**

All of the above limits on screening of credit history.

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**Q18. What credit history information is most concerning to you?**

A complete understanding of an applicants credit history is important to predict their ability to pay their rent.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

With the few evictions that I have initiated in 30 years of mangaging my few rental houses, they have been the result of an egregious abuse of the property or an ongoing pattern of non-payment of rent, and usually both. I understand that an individual can't be constrained forever by a past violation, but my review of a prospective tenant depends on an evaluation of their financial history, reliabilty, and simply their demonstrated ability to get along with others in this environment. Again, my judgment is based on the whole of an applicants presentation, not just one factor.

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**Q21. Is there anything you would change?**

All of the above limits on evaluating rental history.

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**Q22. What rental history information is most concerning to you?**

See answer in Item 20 above.

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

A Social Securitiy number indicates a part of the nature of a person's involvement in our social system. I would support the last two statements in the effort to reduce barriers.

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**Q25. Is there anything you would change?**

Don't limit a landlord's ability to use a broad scope of information to evaluate a prospective tenant.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

A couple of friends who own some rentals and I have a saying that "landlords aren't born, they're made". Over the years, I have been too trusting of a couple of people that ultimately cost me a lot of time and money. I have become more cautious and have reviewed applications more carefully, which has led to a long period of stable and responsible tenants. My tenants are essentially business sub-contractors and I expect them to honor their contracts with me as I do with them. I expect that I will continue to follow the process that has worked well for a long time. If ordinances are imposed that overly restrict my ability to get a reasonable view of a person's history, I might sell and get out of the rental business.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

It seems from this survey that the City has determined that there is a certain level of discrimination in the housing market that the City wants to quell. If that's the case, hallelujah. But the measures proposed to relieve discrimination will not lower housing costs or increase availability. If anything, it will do the opposite. The City is asking an individual landlord to assume greater risk in their business, which in the business world means more cost. Housing costs and availability are more than a citywide or even statewide issue. I think it's a cultural problem, and I don't know how to fix it.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I appreciate the effort of the City to alleviate some of the problems with housing availability and affordability. Rental rates in the city have obviously gone up enormously. The costs of operating a rental, in my experience, have increased dramatically. Property taxes and insurance have increased at rates that have outpaced the rents I charge. I was a General Contractor for 40 years and am well aware of the pace of inflation of fees from electricians, plumbers, painters, and all of the the support services I rely on to maintain my buildings. The rate increases have vastly exceeded the pace of any boom/bust cycle I experienced in my career. Rental costs in the city are not the fault of small, independent landlords. Limiting our resources to evaluate people who would become a business partner/tenant will not help to bring down costs or availability.

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**Respondent No:** 115

**Login:** Registered

**Responded At:** Aug 03, 2025 15:23:03 pm

**Last Seen:** Aug 03, 2025 21:38:52 pm

- 
- Q1. **Are you a: (select any or all that apply)**
- Landlord/property manager with rental properties outside Olympia  
Former landlord/property manager in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**
- Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)  
**Other (please specify)**  
Landlord and employment references
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**
- I like as much information as possible to get a complete picture of the type of person I am renting to. I am entrusting them with an asset worth several hundred thousand dollars and rely on the rental income. With the exception of sufficient income, I generally do not use any of the criteria as a hard and fast no. For credit check I want to see that they generally pay their bills on time. Income verification - do they have sufficient income to pay the rent. Criminal background is much more nuanced. If it's been awhile, I'm probably not going to pay it much mind, unless it's a sex offense because my neighbors are going to have an issue. If it's recent, I'm going to question them and see how forthcoming they are. I had an applicant once that had several recent dui's and a suspended license, yet showed up to the rental driving a truck. I call former landlords and employers. I've been told - she hasn't paid rent since X (5 months); he's a great employee . . .when he shows up; more than once I've been given false references that don't coincide with the owner of the premises they say they lived in. Given how difficult it is to evict someone in Washington, it is extremely important to do my due diligence up front and make sure they are going to be a good tenant.
- 
- Q4. **Do you require applicants to provide a Social Security number?**
- Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**
- No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**
- I don't require them to give me their SS number directly. I have a screening service where they input the number and the service sends me their credit report. In that way, I don't have to worry about mishandling their SS number. I do not have an alternate method if they cannot enter information that would result in sending me a credit report.
- 
- Q7. **Rate your level of support for this policy**
- Do not support
-

**Q8. Why did you answer this way?**

I require an applicant to have gross income of 2.5 to 3x the monthly rent, depending on the size of the unit and the market I am renting in. In some circumstances, after the payment of taxes and utilities, it is unlikely a person would have sufficient income to pay their other bills. It is a disservice to both the landlord and tenant to allow a tenant to qualify that ultimately will not be able to afford the rental. All types of entities institute these type of criteria in order to protect its assets - from mortgage lenders to car lenders. Government should not be in the business of telling me what level of financial responsibility I need to feel comfortable entrusting someone with my asset. Most landlords I know allow combined income to meet income requirements. The difficulty comes in the type and number of combined incomes that can be used to meet those requirements. I generally would not allow parties to cobble together 3 roommates to meet criteria. I also inquire as to the stability of the relationship. Roommate situations don't have a great track record and then the remaining tenant(s) is left holding the bag for a lease they cannot afford to pay.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

I am looking at the sufficiency of the amount of income and stability - can that income stream be expected to continue for the duration of the lease.

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

I don't have a problem with the policy - and generally would not reject a tenant for any of those reasons. I think this is a difficult policy for local government. When I conduct a background check, I am still going to get that information because other jurisdictions allow it. How do I prove that I did not make a rental decision based on the information? or vice versa for the tenant? The policy is either ineffective or worse, likely to lead to unfair litigation.

**Q13. Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

not answered

**Q15. Rate your level of support for this policy**

Do not support

**Q16. Why did you answer this way?**

No/insufficient credit history: I would place less weight on a person's credit history if they have a good rental history. I would not generally rent to someone without one or the other. Medical/educational debt - I have not problem with this policy (although again, enforcement would be difficult).

**Q17. Is there anything you would change?**

I feel the no credit history and cosigner policies should be limited to institutional lenders (i.e. at least 50-100 units). These types of landlords can spread the risk over their units. I have 3 units and do not have that ability. One bad tenant situation could zero out any rental profit for several years. Because the state of WA has made it very difficult and cumbersome to evict a nonpaying tenant, I do everything possible to exhaustively vet the tenants I am accepting. I am not in favor of limiting any type of information I can get that would help me make a decision.

**Q18. What credit history information is most concerning to you?**

Excessive consumer debt with a poor payment history

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

If I were in an eviction situation, I would do everything possible to mitigate the damage. That might be cash for keys or dismissing the eviction action in exchange for the tenants vacating the unit. This is still helpful information for an unsuspecting landlord. If an applicant had an eviction that was dismissed, I would give them an opportunity to explain and should be able to weigh those facts myself to determine whether it is a risk I am comfortable with.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Neutral/unsure

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**Q24. Why did you answer this way?**

I would not delve into whether a person is lawfully in the U.S. So long as they can supply credit history type information and rental history, I would not outright reject them.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We are currently living in our Olympia rental while we build a house. When we move, I would likely sell the house rather than rent in a jurisdiction with many of these types of policies.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

At the end of the day, the lack of affordable housing is a result of not enough supply and simple economics. The more regulations instituted that make renting more risky, the more it will increase the cost of renting. As with any other type of investment, the more risk incurred, the more return required. I am amazed sometimes at how much available land there is in Olympia. There are really a ton of extra lots in neighborhoods. The city could incentivize landholders to sell/develop these parcels and provide a fast track for builders to develop them.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 116

**Login:** Registered

**Responded At:** Aug 03, 2025 15:28:38 pm

**Last Seen:** Aug 03, 2025 22:17:24 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We are creating a partnership with the owners for whom we manage (or ourselves if we own that particular property), the residents to whom we rent the home and the community in which the home is located. We want to know as much as possible about an applicant to mitigate risk for all involved. We do not utilize just a credit score but a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a physical property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Require SS# for full background screening and identification. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong. We do make other accommodations for particular housing that target sub-populations such as refugees who are working with an NGO and have wrap around support and an owner of a property who is willing to take the added risks

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Restricting income/rent ratios means higher risks of failure should something go wrong. We try not to put potential residents in situations in which they may fail, and we see applicants who want to push their resources to the limits when alternatives are available. In some of the lower end small multiplexes we lease out, we would work with owners if all other things considered in the background checks are strong to make exceptions. With a policy limiting the income/rent ratio you are asking owners of properties to turn over an asset of very high value with fewer safeguards

Q9. **Is there anything you would change?**

Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. What we have seen over and over is that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction, it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.



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**Q10. What income or employment information is most concerning to you?**

Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. If they are too strict, then they will have long vacancies or need to rent at a lower market rate

---

**Q11. Rate your level of support for this policy**

Do not support

---

**Q12. Why did you answer this way?**

I do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. We already are required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if we move someone into a community and something bad happens). Not sure what the magic number is with 5 yrs. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

---

**Q13. Is there anything you would change?**

Please, get rid of the 5-year restriction.

---

**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

We already are flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. We see people who make 10 - 20K per month who are terrible managers of their finances and credit. Let the housing providers decide how much risk to accept. Remember credit is the number one predictor of how well a household will do in a home

---

**Q17. Is there anything you would change?**

not answered

---

**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage finances

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Communication, taking care of property, paying on time - in other words - did they follow through with their obligations

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**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

If all of these new regulations are passed, you are asking all housing providers to rent to unknown people. The risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing successfully.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of "Tenant Protections" is implemented, about 10% or so of the managed portfolios in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with the providers of that product to create solutions to any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less inventory and a more expensive product.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics get in the way. . . Let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides more than 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Goodwill has not developed.

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**Respondent No:** 117

**Login:** Registered

**Responded At:** Aug 03, 2025 17:09:41 pm

**Last Seen:** Aug 03, 2025 23:40:13 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Rental history check (evictions, references, etc) <b>Other (please specify)</b> I use a property management company. This is what I think they screen for.
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	The property management company determines screening factors based on many years of experience. This survey is NOT that applicable to homeowners like myself who use property companies!
Q4. Do you require applicants to provide a Social Security number?	No
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Like I said I use a property management company! I don't know if they require social security numbers! Didn't you beta test this survey to ensure all landlords could respond???
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	Because you have to make a certain amount to cover all expenses, including rent
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	Steady income of a certain amount
Q11. Rate your level of support for this policy	Somewhat support
Q12. Why did you answer this way?	Well, if a persons arrested but found not guilty, are they guilty? Not in the eyes of the law. Similar to offenses that are vacated.

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Obvious ones- Violent acts, property damage, eviction, refusal to pay rent

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**Q15. Rate your level of support for this policy**

Neutral/unsure

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**Q16. Why did you answer this way?**

Medical debt I can understand. But student debt is taken entirely willingly and why shouldn't they be responsible? I took loans and paid them off, as did everyone in my family. And insufficient credit history? Maybe they shouldn't be renting from me, so no.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Default on non- medical loans. Refusal to pay leading to eviction notices.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Okay, so an agreement might have been reached, but did the landlord have to retain an attorney? If they didn't, and it was satisfied within 30 days at no additional cost or duress to the landlord then I would support. Otherwise some case may have been settled, or even withdrawn, with circumstances that caused significant harm to the landlord (eg, loss of rental income or attorney fees).

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**Q21. Is there anything you would change?**

See above

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**Q22. What rental history information is most concerning to you?**

See above. History of eviction, late rent, etc.

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**Q23. Rate your level of support for this policy**

Neutral/unsure

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**Q24. Why did you answer this way?**

Current attacks on undocumented in the U.S. is wrong and harmful. But as a landlord I need to have some idea that my property will be protected and rent paid. It's a tough one.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Now I have good tenants so no issues. But if my property manager cannot screen according to some reasonable process I would be very tempted to sell (and my house would go off the rental market).

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Well how about working with law enforcement so they'd STOP ARRESTING PEOPLE OF COLOR AT A MUCH HIGHER RATE? Why should landlords be required to take all the risk when cops won't (and by corollary society at large won't??)

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

This is an awkward way to try to improve unfairness and inequality in our community.

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**Respondent No:** 118

**Login:** Registered

**Responded At:** Aug 03, 2025 21:06:10 pm

**Last Seen:** Aug 04, 2025 03:54:04 am

Q1. Are you a: (select any or all that apply)	Former landlord/property manager in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Criminal background check Rental history check (evictions, references, etc)
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

To understand whether the tenant has enough resource to pay the rent, and by checking references, what the experience of other landlords has been. Criminal background check: To identify whether the tenant may have engaged in violence or property damage/theft.

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Q4. Do you require applicants to provide a Social Security number?	No
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

Name, previous address.

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Q7. Rate your level of support for this policy	Somewhat support
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Q8. Why did you answer this way?

That puts rent at 40 of gross income, which is already going to be reduced by taxes/benefit shares. So it's probably going to put the tenant at risk of being "rent burdened" at 50% of actual income. That's cutting it fine in terms of the tenant's ability to sustain rent payments.

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Q9. Is there anything you would change?

Clarify that the 2.5 should apply to income net of taxes/benefit share.

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Q10.What income or employment information is most concerning to you?

Adequacy of income. History of stable sources of income (employment longevity).

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Q11.Rate your level of support for this policy	Fully support
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Q12.Why did you answer this way?

People make mistakes and people change.

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Q13.Is there anything you would change?

not answered

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

Same reasoning as in my thoughts about income levels. Realistically, if the tenant is drowning in debt, then it may affect their ability to pay the rent. That does need to be taken into consideration.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

A history of eviction proceedings raises concerns for me that as a landlord I might end up in legal proceedings, which is a major impediment to my wanting to provide rental housing again.

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**Q21. Is there anything you would change?**

I would restrict the elements that cannot be considered to: - Evictions where the tenant prevailed - No fault evictions.

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**Q22. What rental history information is most concerning to you?**

Anything other than no fault evictions, honestly.

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**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

It is not my business how someone came to be in this country. My grandparents and one parent were immigrants. Why would I hold this against anyone?

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I am currently not renting property, but have a home I am considering renting. I have previous experience as a landlord. Depending on the policies passed, I may choose not to rent out the house, and to sell it instead.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 119

**Login:** Registered

**Responded At:** Aug 03, 2025 22:53:00 pm

**Last Seen:** Aug 04, 2025 04:37:06 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I want to know exactly who I am allowing to live in my investment property. Turning over the keys to my building/my property which is worth hundreds of thousands of dollars to someone that I know absolutely nothing about is not going to happen. I feel it is my right to know all about a possible tenant, their credit history, their credit rating, if they pay their bills on time, if they have had issues with the police, been arrested and if so for what. I do not want to place someone into my home that has been arrested for drugs, has a history of violence, mental illness or has a history of rape or being a pedophile. I feel it's important to keep my neighborhood safe and to keep my neighbors safe and I need this information to make sure this happens. I would be derelict in my duties if I was not able to ensure the safety (to the best of my knowledge) of my other renters or my neighborhood I have the right to know that. Also have the right to know if they can afford to rent my property and maintain the property inside and out. I find it appalling that the city should be able to make that determination for me when they are not paying the bills.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I hope that if they supply a social security number they are being truthful in who they are. And a better way to check that information they are giving me is the truth. I have to give myself a security number to the bank or to the medical office for my insurance I don't see why they shouldn't have to give it to me.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

I need know that they have enough money to pay their rent and their other bills. If they are in debt They may not be able to pay their rent I can guarantee you that their other bills will be paid before I am paid the rent. And the city had now made it so difficult for me And virtually tied my hands as a landlord to collect, or evict for non payment of rent and I have no recourse because of what the city of Olympia has now imposed If there are new tenant rights on landlords my hands are tied. And I end up losing money and still have to pay the bank and still have to pay my property taxes and I still have to pay for all the damages that these people do while they live there rent free I know this because I'm going through it right now 5 months without someone paying rent and I have to pay my bills but they don't pay theirs that's why I want to know they have the money to pay their monthly.



**Q9. Is there anything you would change?**

Yes I would get the city out of the landlord rental business. You have no right to tell me Basically how much money I can make on my own personal properties and how much I can charge I am now losing Money because of your restrictions you have given every right to the tenant and none of the landlords to recoup any of these charges I'm going months without making any money and I don't see the city stepping up to help us. Need you to stop putting all these restrictions on 3 months and 6 months and then getting an attorney that's paid for I don't get an attorney that's paid for and then they turn around and they declare bankruptcy and I'm out months and months of income and the city's not responsible for it so who is you have to stop being on the tenant side so much and start sticking up for business and the people that are actually providing a house for them to live in. We are the people that pay the taxes. You are running us out of town. Your liberal policies are putting us out of business. You will have no more places for them to live. As we will sell our properties to homeowners and take our business to states that will allow us to be entrepreneurial. Any of us have on these homes for quite a while they are income as we are retired and you are tying our hands.

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**Q10. What income or employment information is most concerning to you?**

We need to know they have a steady job/steady income And they're not moving around all the time to different positions. I need to know that they can afford to pay the rent. We will take 2 incomes to show that they can live in the home but you also have to understand that we need both parties to sign the lease unfortunately sometime if they separate and the main bread winner leaves the remaining person can not afford to stay there and you have now made it extremely difficult for us to evict the remaining person. Now it takes months and attorneys and thousands of dollars for us to let a person live in this home for free and we never get paid for it this is not right or fair. You don't seem to realize is that we are not rich people though and obviously they've convinced you that we are and we can afford this but we can't.

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

The city can't guarantee to me that this person has changed I should have the right to not let anyone live in my rental that I'm not comfortable with. Because a record is expunged vacated or sealed does not mean that it didn't happen so I should be able to reject that person if I'm not comfortable with it. Again I need to keep my neighbors safe and I need to keep my property safe and if I'm not comfortable grinding to someone I shouldn't have to rent to them because of your rules I doubt that you would let somebody like that possibly in your home so why should I let them have my home.

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**Q13. Is there anything you would change?**

Of this should be up to the landlord not to the city. Absolutely have no right to tell me who I can rent to and who I cannot rent to.

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**Q14. What convictions or types of convictions concern you most?**

Oh lets see. Rape, a pedophile, arsonist, ANY kind of violence, against women, children, animals elderly, theft. I don't want to rent to any criminal and the city shouldn't require me to do that.

---

**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

You can't get a car loan without some kind of credit history or a credit card without a credit history so why should we allow people to move into our home without a credit history as ridiculous. They have insufficient credit that's even more ridiculous. You haven't proven that they can handle they're money in an appropriate manner. We need something to base this on And about medical debt I understand about educational debt and in the latter that was their choice medical that is not their choice and I have main exceptions for that and it has bitten me in the ass every time. Also taken section 8 and quite honestly it's been the worst decision that I've ever made that houses have been ruined the houses have been trashed and the element of people that it seems to bring over ruins the rest of the neighborhood so no I do not take section 8 I don't think we should be made to take section 8 you should not tell us who can qualify or connect cannot qualify to rent

---

**Q17. Is there anything you would change?**

Till they have to change every one of your suggestions they are not in any way shape or form helpful to the landowner.

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**Q18. What credit history information is most concerning to you?**

Want to know that they pay their bills on time and that they make enough money to afford to be able to live in this home. Not having a credit history does not tell me anything so I don't know if you can afford to stay in the home or if you can afford to rent it. Education was their decision and if they're in debt because of it that's not my responsibility to give them a place to live they need to satisfy their debt. Kind of like saying they bought a great car it was their choice but now they can't afford to make their house payment not my problem that's their problem.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

The only one that I would actually support The last one in regards to the landlord needing to move into the unit or to sell the unit that's not the tenant's fault and that doesn't necessarily need to be reported but as far as all the rest of your suggestions Is in the landlord's best interest to look at each one of these and evaluate them but quite honestly they all need to be taken into consideration when you're handing over the keys to your property and you should be able to not take them as a tenant if you are not comfortable with it we should not be made to rent to them.

---

**Q21. Is there anything you would change?**

I'd just like to know when you're gonna start standing up for the landlords and our rights cause they seem to be trampled on.

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**Q22. What rental history information is most concerning to you?**

All of it! I want to call these past landlords and find out exactly what happened and why they were evicted it's my right to know that. Not accept them on tenants based on what the landlord say. Unfortunately with all your new tenant rights laws that you have incorporated Landlords will tell the next landlord anything just to get them out and the next landlord is screwed.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

Is he able to verify that these people have a social security number and that they have a job. Unfortunately many social security numbers now are stolen. I want to know if this person is lawfully in the United States it's my right to know who I am renting to. If this person is in the US illegally As far as I am concerned this is a crime and I do not want them using my property to evade the law. If I knowingly took someone in like this I could possibly be charged with harboring a criminal and I'm not going to take that chance. I don't want to rent to them and you should not make me rent to them.

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**Q25. Is there anything you would change?**

Once again leave it up to the landlords to take care of their property the city should not be involved in any aspect of renting properties it is it has been proven that rent control does not work that properties devalue. And man lords move lose more and more control over their property so once again the city should stay out of it and let us take care of it ourselves.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would sell and move our investments to another state which we are already considering to doing.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Stay out of it and let the landlords take care of it themselves you should not be telling us how to run our business like this.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Yes stop being so damn liberal in you're thinking you are ruining the city. And stop taxing the crap out of us we cannot afford it you need to stop your spending and you need to stop being involved in personal business.

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**Respondent No:** 120

**Login:** Registered

**Responded At:** Aug 03, 2025 23:18:24 pm

**Last Seen:** Aug 04, 2025 06:09:12 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

- Income verification (paystubs, W-2, bank statements, etc)
- Credit check
- Criminal background check
- Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Our property management company utilizes these screening policies to create a partnership between us and the residents to whom we rent the home and the community in which the home is located. We want to know as much as possible about an applicant to mitigate risk for all involved. They do not utilize just a credit score but a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a physical property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Require SS# for full background screening and identification. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong. We do make other accommodations for particular housing that target sub-populations such refugees who are working with an NGO and have wrap around support and an owner of a property who is willing to take the added risks.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Restricting income/rent ratios means higher risks of failure should something go wrong. We try not to put potential residents in situations in which they may fail, and we see applicants who want to push their resources to the limits when alternatives are available. In some of the lower end small multiplexes we lease out, we would work with owners if all other things considered in the background checks are strong to make exceptions. With a policy limiting the income/rent ratio you are asking owners of properties to turn over an asset of very high value with fewer safeguards.

Q9. **Is there anything you would change?**

Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. What we have seen over and over is that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction, it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.

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**Q10. What income or employment information is most concerning to you?**

Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. If they are too strict, then they will have long vacancies or need to rent at a lower market rate.

---

**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

I do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. We already are required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if we move someone into a community and something bad happens). Not sure what the magic number is with 5 yrs. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

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**Q13. Is there anything you would change?**

Get rid of the 5-year restriction.

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**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

We already are flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. We see people who make 10 - 20K per month who are terrible managers of their finances and credit. Let the housing providers decide how much risk to accept. Remember credit is the number one predictor of how well a household will do in a home.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage finances.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Communication, taking care of property, paying on time - in other words - did they follow through with their obligations.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

If all of these new regulations are passed, you are asking all housing providers to rent to unknown people. The risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing successfully.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues are that come up. Currently, most housing providers are small "mom and pop" providers with a few units that they manage themselves. However, that is rapidly changing. Each time a round of "Tenant Protections" is implemented, about 10% or so of the managed portfolios in our area sell and another good percentage hire professional managers. In either case, costs go up and we lose more of the fabric of our community. Whenever you are concerned about having more of a product - working with the providers of that product to create solutions to any shortages is critical. If you treat the suppliers as adversaries and legislate how they are to manage their business, then you will get less inventory and a more expensive product.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Sometimes on complex issues politics get in the way. . . Let's get this discussion out of the politics and see where we can find common ground. I was told 1. that we are not housing providers because we expect a return on our investment and 2. that we only respond with "no" on proposed policy decisions. First, private investment provides more than 90% of all rental housing in our community and secondly, the proposals put forward by these housing providers have in turn been rejected out of hand by those making policy. Goodwill has not developed.

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**Respondent No:** 121

**Login:** Registered

**Responded At:** Aug 04, 2025 00:11:35 am

**Last Seen:** Aug 04, 2025 06:13:49 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

We have a lovely family home that we rent, and want our tenants to take care of the house. Any screening that helps identify applicants that have a good record of renting (or at least not a bad history) is very important to us. We have had a bad experience here in the past and do not want to repeat that

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

We need to see the applicants credit score to check that they can afford the rent

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

The ability to afford what you are buying is critical! Having tenants with a good credit record is key. We had a situation a while ago where the tenant lost their job and we worked with them to pay part of the rent with a credit card for a while - this would not have been possible if they had not had a decent credit score

---

Q9. Is there anything you would change?

I think that it is OK for a household to use combined income.

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Q10. What income or employment information is most concerning to you?

Stable or guaranteed income is always great, but a history of always paying debts and not overextending financially is important

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Q11. Rate your level of support for this policy	Somewhat support
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**Q12. Why did you answer this way?**

We are responsible to our neighbors to rent to tenants who are going to be good (and safe) neighbors. I see the inequity in society and work in my own way to address that. However, I don't think that it is a single property landlord's job to address this - the responsibility lies with larger and better funded organizations (starting with the police and the judiciary). I do support the City of Olympia building more social housing for those that need it - just don't put additional burdens on landlords like us.

---

**Q13. Is there anything you would change?**

I think that a five year cutoff is too little. I am as concerned about white collar crimes as anything else here too. I think that if there is a track record of arrests that do not lead to convictions then i would not want that person as a tenant.

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy** Somewhat support

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**Q16. Why did you answer this way?**

As a landlord it is very important that the tenant can afford the rent and will pay. We are stressed financially ourselves, have a mortgage on the rental property we need to service, and cannot afford to have tenants that default on their obligations.

---

**Q17. Is there anything you would change?**

I think that in the majority of cases it is important that the tenant can demonstrate that they have a history of good credit and paying their debts on time. I do think that if there is a cosigner with a good credit record who can co-sign the lease, then that can work (for example, we have co-signed a rental lease for our son when he was a student with no credit history).

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

i think that any case where the tenant has been evicted is a situation where the tenant - landlord relationship has broken down. There may be mitigating circumstances, but the landlord should not be blocked from seeing this history

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**Q21. Is there anything you would change?**

I think that landlords should be able to see and use rental history in screening. The applicant should have the opportunity to explain any situations and the landlord then has the discretion to take that into consideration.

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**Q22. What rental history information is most concerning to you?**

any pattern of poor rental history.

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**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

I do not think that it is small single home landlords responsibility to address societal issues of this nature.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would sell the property. We take great pride in maintaining a family home to rent, but it is hard enough already to make that financially viable. If our ability to screen tenants is impacted the way you are describing, we will sell. I'm aware that this will reduce the already stressed rental inventory, but we cannot afford to not have good tenants.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Promote more social housing that the City of Olympia can set the rules on. Have different sets of requirements for large, corporate rental entities than folks that are just renting out a single property.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 122

**Login:** Registered

**Responded At:** Aug 04, 2025 06:08:01 am

**Last Seen:** Aug 04, 2025 12:55:22 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	It is very important to understand the potential tenants previous rental history and to review other history which might help indicate how they will do in my property.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	not answered
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	To assist in verifying the person's identity to make sure they are providing their information.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	Renting is no different than purchasing a home for the owner of the home. The tenants need to be able to show they can support the rental income over a reasonable period of time.
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	not answered
Q11. Rate your level of support for this policy	Somewhat support
Q12. Why did you answer this way?	not answered
Q13. Is there anything you would change?	not answered

**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

All credit needs to be considered when determining whether to rent to someone. It is difficult enough to want to have a rental property with the current restrictions. This is our first time renting a property. If it doesn't go well we will probably sell the property.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Again, this is our first rental property. Being able to see if a person has a solid history is critical.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Potentially sell the property and take it out of the rental pool.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 123

**Login:** Registered

**Responded At:** Aug 04, 2025 07:19:34 am

**Last Seen:** Aug 04, 2025 13:49:17 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties outside Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	All of this information provides a complete picture of the tenant's background.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	It's easier to know their background with a SSN.
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	Restricting income/rent ratios means higher risks of failure should something go wrong. Applicants who want to push their resources to the limits when alternatives are available. With a policy limiting the income/rent ratio you are asking owners of properties to turn over an asset of very high value with few safeguards. Please consider more balanced approach. Property owners are not the bad people in this equation. We are only seeking equity for all parties involved.
Q9. Is there anything you would change?	Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. roommates may leave and the remaining individuals not be able to provide for the full rent. This creates gaps in payments and extra cost to tenants who have over-rented beyond their means.
Q10. What income or employment information is most concerning to you?	Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. Limit the types of criminal convictions
Q11. Rate your level of support for this policy	Do not support
Q12. Why did you answer this way?	Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

**Q13. Is there anything you would change?**

Do not use a 5 year restriction

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**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

---

**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. Let the housing providers decide how much risk to accept. It is their property and they are accepting the risk.

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Patterns within their entire history.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. This is devastating to housing providers. As a housing provider, I'm not a corporation. I'm renting out my house while I serve the US government in another location. Please do not add undue stress on my family by limiting my ability to accurately screen prospective tenants.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Communication. Taking care of the property.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

I wonder what is the City of Olympia's rationale for removing all of these safeguards for home owners? If all of these new regulations are passed, you are creating very high risks for most owners. Leave it to the individual housing providers-do not set the entire marketplace up for higher risk.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would have less flexibility in the criteria accepted.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Quit trying to demonize property owners. We offer a service to the community and we are trying to mitigate the inherent risk involved with this service. These extreme rules will limit those who want to offer rental properties in Olympia and families who are trying to be established in the area will have less properties to choose from.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 124

**Login:** Registered

**Responded At:** Aug 04, 2025 08:03:16 am

**Last Seen:** Aug 04, 2025 14:51:47 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I want to ensure a past history that rent has been paid in full and on time.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

SSN is a way to find information on potential tenants

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

Current 3 times rent income is required.

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

not answered

Q11. **Rate your level of support for this policy** Fully support

Q12. **Why did you answer this way?**

not answered

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

not answered

Q15. Rate your level of support for this policy

Fully support

Q16. Why did you answer this way?

not answered

Q17. Is there anything you would change?

not answered

Q18. What credit history information is most concerning to you?

not answered

Q19. Rate your level of support for this policy

Neutral/unsure

Q20. Why did you answer this way?

I would want to know what specifically caused a landlord to evict a tenant.

Q21. Is there anything you would change?

not answered

Q22. What rental history information is most concerning to you?

An eviction

Q23. Rate your level of support for this policy

Somewhat support

Q24. Why did you answer this way?

Will a list of "alternative documents" in place of a SSN be provided?

Q25. Is there anything you would change?

not answered

Q26. If the City implemented these policies, how it would it impact how you do business?

not answered

Q27. Do you have any other suggestions or ideas for how the City might address this issue?

not answered

Q28. Are there any other thoughts or ideas you'd like to share with the City?

not answered





**Respondent No:** 125

**Login:** Registered

**Responded At:** Aug 04, 2025 08:27:01 am

**Last Seen:** Aug 04, 2025 14:44:36 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Other (please specify) Professional rental management company
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To be in compliance
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	See professional rental management response
Q7. Rate your level of support for this policy	Do not support
Q8. Why did you answer this way?	We rent at cost. Cost of rental cannot be tied to income of applicant.
Q9. Is there anything you would change?	Make any new rule reflect the true cost of owning rental property in City if Olympia. If landlords cannot cover the cost of owning the rental they will sell and the rental will cease to be a rental. Exempt any landlord with 3 or fewer units.
Q10.What income or employment information is most concerning to you?	Wages and time in current job.
Q11.Rate your level of support for this policy	Do not support
Q12.Why did you answer this way?	We own one single rental unit we purchased for our own use in the future. We don't make a profit and so any damage to the unit will come from us.
Q13.Is there anything you would change?	Exempt any landlord with less than 3 units form this rule.

**Q14. What convictions or types of convictions concern you most?**

Drugs, domestic violence, theft, property damage, arson, registered sex offender.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

This unit is in a condo association that is primarily elderly owners. If the renter violates condo rules they will fine the condo owner (me) and then I need to collect from the renter. This proposed rule places all the risk on the landlord.

---

**Q17. Is there anything you would change?**

Yes. Drop these proposed changes. All landlords who have 3 or fewer units should be exempt from these rules.

---

**Q18. What credit history information is most concerning to you?**

Prior unlawful detainers and or loan collections.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Again this puts all the risk and cost on the landlord. We rent at cost and should be exempted from the rules. All landlords who have 3 or fewer units should be exempt.

---

**Q21. Is there anything you would change?**

Drop all these proposed changes.

---

**Q22. What rental history information is most concerning to you?**

All past rental history is relevant and should be allowed. Again any landlord with 3 units or less should be exempt from this rule.

---

**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

Immigrants can and should get a SSA number. Whether a person is in the United States legally is relevant to their willingness and ability to pay rent for the term of the rental contract.

---

**Q25. Is there anything you would change?**

Drop all proposed changes. Exempt any landlord with 3 or fewer units.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I currently rent at cost. If these rules are adopted it will significantly increase the risk to the landlord and either force me to increase rent or sell the unit. If the unit is sold it will most likely come off the rental market. There will be one less rental in Olympia.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Please exempt landlords with 3 or fewer units from all these rules.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

We own a single rental in the City of Olympia. It is a condo we purchased for the day we cannot live in our current house. We chose to hire a professional rental management company and rent as close to cost as possible. A family with young children has been in the rental for almost 3 years. It was a win:win. But increasing City regulations and related costs are making it difficult to keep the unit on the rental market. Please exempt Landlords with 3 or fewer units from these rules. We are not businesses designed to make a profit.

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**Respondent No:** 126

**Login:** Registered

**Responded At:** Aug 04, 2025 10:34:58 am

**Last Seen:** Aug 04, 2025 16:58:21 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia  
Former landlord/property manager in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We mostly get referred prospective tenants from long term renter.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We don't need it.

Q7. **Rate your level of support for this policy**

Neutral/unsure

Q8. **Why did you answer this way?**

It sounds crazy, but maybe there's something I don't know.

Q9. **Is there anything you would change?**

not answered

Q10. **What income or employment information is most concerning to you?**

No current income. No steady job.

Q11. **Rate your level of support for this policy**

Somewhat support

Q12. **Why did you answer this way?**

I would hesitate taking a chance on a person who had damaged property or hurt people, even after 5 years.

Q13. **Is there anything you would change?**

not answered

Q14. **What convictions or types of convictions concern you most?**

Hate crimes, violence, violent behaviors, disregard for people and property.

Q15. **Rate your level of support for this policy**

Somewhat support

Q16. **Why did you answer this way?**

I'd like to hear from the prospect what is happening. Every situation is different.

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

not answered

Q19. **Rate your level of support for this policy**

Fully support

Q20. **Why did you answer this way?**

Makes sense.

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

List of 3 references.

Q23. **Rate your level of support for this policy**

Fully support

Q24. **Why did you answer this way?**

Ss#not needed. Money talks.

Q25. **Is there anything you would change?**

not answered

Q26. **If the City implemented these policies, how it would it impact how you do business?**

Olympia City Council claimed they were providing low income housing all around downtown. Once built, prices were adjusted to market value. No one could/can afford them and they are too small for two people and maybe wouldn't allow a pet. Utility costs for rentals continue surging upward which gets passed on to the rent. It sucks. Those of us with rentals get blamed for the number of folks on the streets. Many try to keep costs below the mainstream to hold on to legitimate good tenants.

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

Do what Olympia says about providing housing for many instead of misleading voters that Olympia cares.

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

Cut unnecessary staff and reassign duties to fewer employees to reduce budget overload. Lead by example and get back to basics. Don't allow large organizations to manipulate city staff into accepting raw deals for development. Ultimately, these agreements will change our city and are pissing folks off and they want to move.



**Respondent No:** 127

**Login:** Registered

**Responded At:** Aug 04, 2025 11:34:36 am

**Last Seen:** Aug 04, 2025 18:05:38 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Rental history check (evictions, references, etc)

**Other (please specify)**

References work, rental and personal

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I want to know they have stable income source, to know that they haven't been a problem tenant in the past, and that they are being truthful on their application.

Q4. **Do you require applicants to provide a Social Security number?**

No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We do thorough phone calls for references. We've never wanted to pay the fees for credit and background checks. I personally call references.

Q7. **Rate your level of support for this policy**

Fully support

Q8. **Why did you answer this way?**

Seems ridiculous, if they make that much money they'd probably buy a house.

Q9. **Is there anything you would change?**

How does this 2.5 rate compare to debt load ratio for getting a home loan. Maybe those should be the same?

Q10. **What income or employment information is most concerning to you?**

Stability and reliable.

Q11. **Rate your level of support for this policy**

Fully support

Q12. **Why did you answer this way?**

I'm more concerned about being able to evict them if start engaging in criminal activity. I work in criminal justice. We've rented to convicted criminals. Case by case.

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

Drug activity, it brings in other criminal behavior and brings down the whole neighborhood.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Even though I've never used credit checks, landlords need to know the risk they are taking on.

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**Q17. Is there anything you would change?**

If they don't have these things then what do they have? Its completely unfair to not allow and landlord to confirm the financial security of a potential tenant.

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**Q18. What credit history information is most concerning to you?**

History of not paying bills, ability to pay their rent.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Settled, withdrawn, paid off should be allowed to be Considered if its within 3-5 years. It still is a reflection on tenant behavior history. Landlords should be allowed to get more information. Maybe not automatically deny.

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Were they good tenants, pay on time, take care of the property, good neighbors

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

Not really important to me, I care about ability and history of being able to pay and ability and history of being good tenants.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I will be concerned that tenants are not truthful because they know I can't look at their history. Restricts our ability to do thorough screening.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Look at how many small duplexes are for sale in Olympia. The City is running out all the small landlords and guess who will come in and buy them? Big corporations. Guess who you've given exemption to on the rental Registry? Big property management. We have always been owner landlords and we've been awesome to our tenants. Now we are being driven out. And we can't sell because no landlords want to own in Olympia. You are making the situation worse. One sided perspective only care about tenants. Short sided thinking.

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**Respondent No:** 128

**Login:** Registered

**Responded At:** Aug 04, 2025 13:58:14 pm

**Last Seen:** Aug 04, 2025 18:26:38 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

- Income verification (paystubs, W-2, bank statements, etc)
- Credit check
- Criminal background check
- Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Yes, we utilize rental verification, employment/income verification, and conduct credit and background checks as part of our screening process. Each of these components plays an important role in evaluating an applicant's ability to maintain stable housing. We review credit to gain insight into an applicant's financial habits and to determine whether bills are generally paid on time. A low credit score or limited credit history is not an automatic disqualification. We understand that life circumstances—such as job loss or medical emergencies—can impact a person's financial stability, and we look at the full picture, including signs of financial recovery or recent consistent payments. We verify employment and income to ensure that the applicant has the means to pay rent consistently. This is a foundational element of housing stability and helps protect both the resident and the property owner from future hardship. We also perform criminal background checks, including screening for certain types of felonies and sex offender registration. That said, we follow a structured and fair process for applicants with criminal history, taking into account the nature of the offense, how long ago it occurred, and any evidence of rehabilitation. Rental history is collected to assess whether the applicant paid rent on time, maintained the property, and had no significant issues such as neighbor complaints or lease violations. Unfortunately, under previous guidelines, we were able to provide housing opportunities to applicants who were on the borderline of meeting our criteria by offering alternatives such as a higher security deposit. Under the City's current ordinances, that flexibility has been removed, which limits our ability to approve applicants who might otherwise succeed with some additional support in place. If screening practices such as these are prohibited entirely, we are uncertain how housing providers will be able to make informed decisions to ensure stable and successful tenancies. It raises significant concerns about how rental qualifications will be determined moving forward, and we hope to continue working collaboratively to find solutions that protect both housing providers and tenants.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We do request a Social Security number as part of the application because it allows us to conduct standard credit and background screenings, which are important tools in evaluating rental applicants. However, we recognize that not all applicants will have a Social Security number. In these cases, our application system allows for alternative entries such as an ITIN or even a placeholder (e.g., zeros) to proceed with the application. When credit or criminal history cannot be verified through traditional means, we make every effort to evaluate the applicant through alternative documentation—this might include consistent payment history for utilities or phone bills, letters of reference, or other verifiable indicators of responsibility and stability. We strive to be flexible and inclusive where possible, understanding that housing applicants come from a wide range of circumstances. That said, the rigid framework of some of the newer ordinances has made it more difficult to apply that flexibility, and we hope to continue working toward fair solutions that balance equity with due diligence.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

We somewhat support this policy because we already allow households to combine incomes to meet income requirements. However, when it comes to roommate situations—particularly in single-family homes—it's important that at least one individual demonstrates financial capacity to meet the rent on their own or close to it. This is especially important if we are required to lower our company-wide income standards to comply with new regulations.

**Q9. Is there anything you would change?**

Our portfolio is primarily composed of single-family homes rather than multifamily or apartment-style housing. These types of properties often carry higher maintenance costs and longer vacancy periods, so ensuring stable income sources is critical. Policies like this should take into account the differences between housing types and offer flexibility—perhaps through a tiered structure—so that screening standards can be reasonably adjusted based on the nature of the property.

**Q10. What income or employment information is most concerning to you?**

The most important factor is verifiable and stable income, regardless of the source. While traditional employment is one method, we frequently work with applicants who receive Social Security benefits, housing subsidies, or retirement income. We also consider consistent income from pensions, investment portfolios, or long-term disability. Our concern is less about the type of income and more about whether it is reliable and sufficient to cover rent. Verifiability is key—if an applicant cannot demonstrate a consistent source of income through documentation, it becomes difficult to assess their ability to maintain housing stability.

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

We somewhat support this policy, as our company already follows a thoughtful screening process that takes into account the nature of the offense, how long ago it occurred, whether it was an isolated event, and whether the applicant has demonstrated rehabilitation or stability since then. We also encourage applicants to provide additional context—such as treatment, references, or personal progress—which we consider as part of the review. However, we are concerned about a strict five-year cut-off, as it doesn't account for the wide range of offenses and the individual circumstances behind them. Sentencing, severity, and risk to others vary greatly and deserve case-by-case consideration.

**Q13. Is there anything you would change?**

We also believe there should be transparency when an offense occurred, even if it was during a person's youth, especially if the crime was serious. While we agree with excluding arrests that didn't lead to conviction and respecting sealed, expunged, or vacated records—since the legal system has made that determination—we are cautious about blanket rules that limit a housing provider's ability to fully assess risk and suitability, particularly in multi-family home settings.

**Q14. What convictions or types of convictions concern you most?**

We have successfully worked with applicants who have past felony convictions by using a case-by-case evaluation process that considers the nature of the offense, how much time has passed, and any evidence of rehabilitation. That said, the types of convictions that raise the greatest concern are those involving violence against another person, significant property damage, the manufacture of illegal drugs, or cases where an individual is required to register as a sex offender for life. These types of convictions are more directly tied to potential safety risks or severe lease violations, and as housing providers, we must consider the well-being of our communities and the responsibilities tied to the properties we manage.

**Q15. Rate your level of support for this policy**

Fully support

**Q16. Why did you answer this way?**

That is our current company policy

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**Q17. Is there anything you would change?**

No

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**Q18. What credit history information is most concerning to you?**

The most concerning credit history indicators are consistent late payments on essential bills—such as utilities, cell phones, and credit cards—as well as a high overall debt load. These patterns raise questions about an applicant's ability to manage recurring financial obligations, including rent. We don't expect perfect credit, and we understand that life circumstances can cause temporary setbacks. However, if an applicant is already struggling to keep up with existing debts, approving them for a rental they can't reasonably afford could be irresponsible and potentially harmful—both to the applicant and the property owner. Our goal is to support long-term housing stability, which requires a realistic view of what the applicant can sustainably manage.

---

**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

We understand and agree that applicants should not be automatically rejected based solely on judgments that have been satisfied (paid off). However, we believe it's important to consider additional context regarding those judgments—such as the amount involved and the circumstances leading to it. For example, a judgment resulting from a genuine financial hardship like job loss is very different from one arising due to property damage or failure to uphold lease obligations. Understanding these details helps ensure fair and informed decisions, balancing applicant opportunity with property protection.

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**Q21. Is there anything you would change?**

See above - Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off)

---

**Q22. What rental history information is most concerning to you?**

The most concerning rental history information includes whether the applicant owed any unpaid rent or fees after moving out and whether there were complaints or lease violations during the tenancy. These details help us understand if the tenant fulfilled their financial and contractual obligations and if they maintained the property and community standards.

---

**Q23. Rate your level of support for this policy**

Fully support

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**Q24. Why did you answer this way?**

We agree and is our policy to try to work with each applicant.

---

**Q25. Is there anything you would change?**

no

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

If the City were to implement all of these policies, it would significantly change the way we conduct tenant screening and evaluate risk. Our current practices allow for a balanced approach—using a combination of income, credit, rental history, and background information to make informed decisions. These policies, while well-intended, could limit our ability to fully assess applicants, particularly in single-family home rentals where property condition, neighborhood dynamics, and owner expectations differ from multifamily housing. We may need to adjust our internal policies, increase owner education, and explore other safeguards—such as changes to lease terms or risk mitigation strategies—to help balance the increased exposure. In some cases, it may reduce our flexibility to work with borderline applicants in creative ways (e.g., offering higher deposits), resulting in fewer approvals, not more. Ultimately, while we support fair and equitable housing access, it's important that new policies allow housing providers to protect the long-term viability of the properties we manage, ensure safe and stable tenancies, and maintain trust with the property owners we represent.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

A one-size-fits-all approach does not reflect the reality of Olympia's diverse rental housing market. Single-family homes, professionally managed properties, and small multifamily units each come with their own dynamics and risks. We believe the City would make greater progress by: Focusing enforcement on landlords with a history of violations or complaints, rather than imposing broad restrictions on all providers Allowing for tiered or flexible screening guidelines that reflect the type of housing and the nature of the applicant's circumstances Creating a city-run rental assistance or risk mitigation fund that allows landlords to approve higher-risk applicants without taking on disproportionate financial exposure Partnering with property managers and housing providers to create educational tools for tenants and landlords alike, rather than operating from a place of enforcement alone

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

We are already seeing the consequences. In our most recent office meeting, two brokers reported selling rental properties, and a third from another firm confirmed the same trend within his office. Within our own portfolio, six owners sold their Olympia properties in 2024, and eight more have sold so far in 2025. These sales represent a significant loss in available, professionally managed rental housing—just as demand continues to rise. If Olympia hopes to preserve and grow its rental housing supply, future policy should include more targeted enforcement, greater flexibility, and collaborative engagement with the housing providers who are committed to doing things the right way.

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**Respondent No:** 129

**Login:** Registered

**Responded At:** Aug 04, 2025 15:18:22 pm

**Last Seen:** Aug 04, 2025 22:05:41 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Looking for tenants who can pay the rent and will not pose a safety risk to neighbors.

**Q4. Do you require applicants to provide a Social Security number?**

No

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

not answered

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

3x is the common industry standard, particularly for units with low rents.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

Serious juvenile offenses are a public record and the landlord should be allowed to consider them unless the person has been crime free for 10 years.

**Q13. Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

not answered

---

**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

You are putting the small landlord out of business by raising the level of risk of this investment. You are increasing the risk to personal safety, to property, and increasing the failure to pay rent. I assume you want only Walk Street investment firms to own rental units in Olympia since they can absorb the risk.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

not answered

---

**Q25. Is there anything you would change?**

not answered

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I will never buy another rental property in the city of Olympia, so you are reducing the stock of rental units.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If the city wants to subsidize/guarantee rents instead of expecting small landlords to absorb an unreasonable amount of risk, be my guest. If there is a societal problem, then society should bear the cost of fixing it.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 130

**Login:** Registered

**Responded At:** Aug 04, 2025 15:22:35 pm

**Last Seen:** Aug 04, 2025 21:50:30 pm

Q1. **Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Carrying heavy dept load increases rate of tenants that quit paying rent, and sometimes write of rental arrears with bankruptcy

Q4. **Do you require applicants to provide a Social Security number?**

Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Do I have legal recourse of the leave me with exorbitant costs

Q7. **Rate your level of support for this policy**

Fully support

Q8. **Why did you answer this way?**

I try to supply affordable housing, and requiring multiple times income of the rent is too burdensome for some.

Q9. **Is there anything you would change?**

Education about personal finance in school.

Q10. **What income or employment information is most concerning to you?**

Many applicants have non-verifiable income

Q11. **Rate your level of support for this policy**

Somewhat support

Q12. **Why did you answer this way?**

I have houses very near schools, and the level of discretion with certain crimes may be more relevant there than on a rural property with few neighbors

Q13. **Is there anything you would change?**

Some things should be left to landlord discretion, as every location is different

**Q14. What convictions or types of convictions concern you most?**

Violence and crimes against minors. Like I said above, I have multiple properties very near grade schools

---

**Q15. Rate your level of support for this policy**

Somewhat support

---

**Q16. Why did you answer this way?**

If I have a younger applicant with no history (housing near the college this is often the case) I should be able to get a co-signer. These are also the tenants most likely to cause damage based on ignorance

---

**Q17. Is there anything you would change?**

Allowing landlords to require a cosigner of there is no rental history

---

**Q18. What credit history information is most concerning to you?**

Heavy debt, bankruptcies, legal action taken by previous landlords

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Not rejection based on the above is fine, but some of that is relevant and should be known when evaluation

---

**Q21. Is there anything you would change?**

That information should be available, and landlord discretion should determine if it's relevant

---

**Q22. What rental history information is most concerning to you?**

Some of those things may be because the landlord decided to pick a less stressful path, or acknowledged they would not be made whole, which still can represent time and money spent by the landlord

---

**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

Immigrants and refugees have been some of my most awesome tenants

---

**Q25. Is there anything you would change?**

Make it easier to verify different sources of income

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Id have less say in evaluating tenants, probably incur more costs and time wastage when I get bad ones, and have less support in removing problematic tenants

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Allow landlords to fully evaluate histories, and don't limit it to 5 years back

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Things that are as impactful as evictions should stay on the record so I can decide if it's far enough on their past that I want to risk it

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**Respondent No:** 131

**Login:** Registered

**Responded At:** Aug 04, 2025 15:34:15 pm

**Last Seen:** Aug 04, 2025 22:15:05 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I want to ensure that the tenant can afford the property and will take care of the property.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

not answered

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

All of their revolving debt is relevant to their ability to pay rent. The income-to-debt ratio is typical of lenders and landlords.

Q9. **Is there anything you would change?**

Income-to-debt ratio.

Q10. **What income or employment information is most concerning to you?**

No income. Short employment history. The same concerns anyone lending would be concerned about.

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

Character reference is a part of the process. I want to know if the candidate poses a danger to me, my neighbors, and any agents involved in the process. I

Q13. **Is there anything you would change?**

I would feel more assured if I could choose my tenants based on objective criteria and character without interference from the city.

**Q14. What convictions or types of convictions concern you most?**

Felonies.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

The income-to-debt ratio is critical to predicting the ability to pay rent. I don't want to set someone up for failure by allowing them to rent more than they can reasonably afford. Housing Vouchers can be a challenge to deal with. Also, I find that people who have no skin in the game are less likely to take care of the property.

---

**Q17. Is there anything you would change?**

We have top-quality properties. I am concerned that trying to force landlords to allow a lower standard will harm those properties. I would not want to own properties in this city of that is how things are going.

---

**Q18. What credit history information is most concerning to you?**

Too much consumer debt. Unpaid accounts. Low credit score. Judgements, particularly housing.

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

I don't want the city to continue to add protections for tenants and no protection for the landlords who take all the risks.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Non-payment.

---

**Q23. Rate your level of support for this policy**

Somewhat support

---

**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

More red tape, less protection. Possible sell off of properties and investment in other cities, including Lacey, Tumwater, Centralia, and surrounding areas. Or, sell off and invest in the stock market.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If you want tenants to have available housing, don't add too much burden on the landlord. Otherwise, I think you will lose more small landlords and get more corporate landlords and increased rent. The return on investment is a formula against other investments' CAP rates. If the return on real estate drops because of the lower quality of tenants, I would need to raise all rents or sell off the properties. Neither of these options seems to achieve the stated goal of the council.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

As always, I recommend that the city not predetermine its actions, but instead listen to all sides, do some benchmark studies from other cities that balance out the needs of tenants and the needs of landlords. Before making policy, please take the necessary steps unbiased.

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**Respondent No:** 132

**Login:** Registered

**Responded At:** Aug 04, 2025 16:16:15 pm

**Last Seen:** Aug 04, 2025 22:55:46 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

i feel those checks provide valuable information about a prospective tenant's fit for a given property and, most importantly, ability to pay the rent.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

SSN is helpful for a full and complete credit check.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

somewhat: 1. I shouldn't be limited on the income criteria for my properties. 2. I do allow households to combine their income(s) to meet my criteria.

**Q9. Is there anything you would change?**

part 1 (limiting the income ratio) is bad. i'll just raise rents. and that, i imagine, is not what you're trying to accomplish. part 2 is ok. combined household income is acceptable.

**Q10. What income or employment information is most concerning to you?**

length of employment and number of jobs is very informative. income is income... as long as it can be verified!

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

first and foremost is the prospective tenant's ability to pay the rent. i firmly believe that people can change and deserve a "second chance." i agree with the first point, that depending on the neighborhoods or type of units, that the exact nature of prior convictions may affect an applicant's chances.

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

violent and sexual crimes.

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

credit history and debt of any kind very much affect a prospective tenant's ability to pay the rent.... combined with verifiable income.

---

**Q17. Is there anything you would change?**

include a debt to income ratio ... if someone made choices in the past that resulted in debt (or were forced into debt due to medical, etc.) and they have sufficient income to pay rent and their debt obligations, GREAT!

---

**Q18. What credit history information is most concerning to you?**

defaults ... if someone isn't responsible enough to pay their debts (that they agreed to!), they're likely not responsible enough to make sure they pay rent!

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**Q19. Rate your level of support for this policy**

Fully support

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**Q20. Why did you answer this way?**

evictions happen for many reasons. sometimes, they are truly out of the tenant's control.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

evictions for reasonable cause. especially if damning information (say, a former sex or violent crime) wasn't disclosed or discovered until after they move in.

---

**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

somewhat: as mentioned before, a SSN is helpful. alternative documents could be ok as long as they're on the up-and-up.... implying that their presence in the US should be legal! and, again, most important: their income should be verifiable! paystubs, tax returns, etc.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Olympia is already hard for landlords for many reasons. Please don't make it harder! Further restrictions and requirements make it tempting to sell my properties in Olympia and less tempting to invest more in Olympia.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 133

**Login:** Registered

**Responded At:** Aug 04, 2025 16:31:32 pm

**Last Seen:** Aug 04, 2025 22:44:03 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Criminal background check Rental history check (evictions, references, etc)
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

Security reasons.

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Q4. Do you require applicants to provide a Social Security number?	No
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

Doesn't seem necessary.

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

If I want to base my tenant choice on their earnings I should be able to do so. I am less exposed to risk if tenants earn more.

---

Q9. Is there anything you would change?

not answered

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Q10.What income or employment information is most concerning to you?

Multiple jobs in recent history, high income to rent ratio.

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Q11.Rate your level of support for this policy	Do not support
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Q12.Why did you answer this way?

All of the proposed limits are often indicators that the tenant may be unstable or more likely to cause property damage & I don't believe the city should be further limiting the ways we as landlords review applicants.

---

Q13.Is there anything you would change?

"Applicants can't be rejected based on crimes committed as a minor" is very broad and means that an 18-20 year old with many convictions as a minor would pass the test. Perhaps tweak this policy to read: Applicants over the age of 20/21/22 can't be rejected based on crimes committed as a minor. This would provide a small amount of buffer for which I could reject based on a recent conviction if it happened, for example 2 years ago for a 19 year old.

**Q14. What convictions or types of convictions concern you most?**

Illicit drug use/sale, theft.

---

**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

not answered

---

**Q17. Is there anything you would change?**

not answered

---

**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Neutral/unsure

---

**Q20. Why did you answer this way?**

not answered

---

**Q21. Is there anything you would change?**

I am in support of all the policy elements except: Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off). I would like to be able to consider this.

---

**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Somewhat support

---

**Q24. Why did you answer this way?**

not answered

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would be more likely to sell my rental and look to purchase in another jurisdiction (Lacey or Tumwater), or turn it into a short term rental.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 134

**Login:** Registered

**Responded At:** Aug 04, 2025 17:26:58 pm

**Last Seen:** Aug 05, 2025 00:16:45 am

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** **Other (please specify)**  
Virtually nothing. Word of mouth for someone who needs a home and has trouble getting one. I check in with their friends or parents when I can.
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
I'm housing those who can't get housed.
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
Never thought of it. What a good idea. Wonder how you make sure it is valid?
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
I like combined income. 2.5 should depend on who is renting.
- 
- Q9. **Is there anything you would change?**  
not answered
- 
- Q10. **What income or employment information is most concerning to you?**  
Neither as much as if the person can follow through on what they need to do: pay rent, keep there place clean, help with lawn, not make noise, be easy to talk to.
- 
- Q11. **Rate your level of support for this policy** Somewhat support
- 
- Q12. **Why did you answer this way?**  
Some of it is fair, some of it is not.
- 
- Q13. **Is there anything you would change?**  
not answered
-

**Q14. What convictions or types of convictions concern you most?**

It depends on the person. A large male would not be acceptable if they have been in trouble. A small old woman or gay person would probably be fine. Anything serious, or if not serious if repeated.

**Q15. Rate your level of support for this policy**

Somewhat support

**Q16. Why did you answer this way?**

not answered

**Q17. Is there anything you would change?**

not answered

**Q18. What credit history information is most concerning to you?**

not answered

**Q19. Rate your level of support for this policy**

Somewhat support

**Q20. Why did you answer this way?**

not answered

**Q21. Is there anything you would change?**

not answered

**Q22. What rental history information is most concerning to you?**

not answered

**Q23. Rate your level of support for this policy**

Do not support

**Q24. Why did you answer this way?**

I rent to people who will stay for awhile. Don't like a change in renters.

**Q25. Is there anything you would change?**

not answered

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Would be harder to find a good candidate.

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

no.

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

What I want is backup for when my renter is not being responsible. When I take in a low-income person or someone with any sort of negative history, I don't want to go through the difficult process of getting them to leave. I want the City, State, or County to provide a counselor for them and easy and safe way to get rid of them. I have been renting to felons, mentally ill, alcoholic, or poor people for 25 years. When they turn out to have a bigger issue, I'm stuck. I want to do my part to help these people, but I want help.

---



**Respondent No:** 135

**Login:** Registered

**Responded At:** Aug 04, 2025 18:42:55 pm

**Last Seen:** Aug 05, 2025 01:16:57 am

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
To assess the risk of the tenant's ability to meet their financial obligations as a renter.
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
I use the Zillow online application system.
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
2.5x is too low and rent would be a financial stress for the applicant if their income was that low.
- 
- Q9. **Is there anything you would change?**  
It should be 3x minimum.
- 
- Q10. **What income or employment information is most concerning to you?**  
The applicant should have a steady reliable income.
- 
- Q11. **Rate your level of support for this policy** Do not support
- 
- Q12. **Why did you answer this way?**  
I do not want former criminals to rent my property.
- 
- Q13. **Is there anything you would change?**  
not answered
- 
- Q14. **What convictions or types of convictions concern you most?**  
Violent criminals, sex offenders, drug offenders, and thieves, are not welcome in my properties.
-

**Q15. Rate your level of support for this policy**

Do not support

**Q16. Why did you answer this way?**

Credit history is an important element to assess the prospective tenants ability to meet their financial obligations.

**Q17. Is there anything you would change?**

Property owners should have the final say on what metrics they chose to use in assessment of risk on prospective tenants.

**Q18. What credit history information is most concerning to you?**

The payment history; were they on time?

**Q19. Rate your level of support for this policy**

Do not support

**Q20. Why did you answer this way?**

not answered

**Q21. Is there anything you would change?**

not answered

**Q22. What rental history information is most concerning to you?**

not answered

**Q23. Rate your level of support for this policy**

Do not support

**Q24. Why did you answer this way?**

I will not rent to anyone violating local or federal laws regarding their immigration status.

**Q25. Is there anything you would change?**

not answered

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Minimal. There are sufficient well qualified prospective tenants.

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

The city decision makers need to appreciate the business owner's concerns regarding risks associated with prospective tenants that are below industry standard metrics.

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

The city risks losing the small "Mom and pop" property owners (and reducing inventory of affordable housing) by implementing policies that forces excessive business risk to the property owners.



**Respondent No:** 136

**Login:** Registered

**Responded At:** Aug 04, 2025 18:54:23 pm

**Last Seen:** Aug 05, 2025 00:50:56 am

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

- Income verification (paystubs, W-2, bank statements, etc)
- Credit check
- Criminal background check
- Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

These checks are necessary to assess an applicant's ability to maintain stable housing. Utilizing all these sources of information, we can examine each applicant holistically to determine whether they are able to successfully meet the terms of a lease or what accommodations can reasonably be made to position them for a successful tenancy. Life circumstances, including unemployment and medical emergencies, impact financial stability but are often transitory in nature. Where we are able to give the benefit of the doubt to an applicant, we are willing to do so; the more information available, the better we are able to make these kinds of determinations. Criminal convictions should be considered on a case base case basis, with weight given to the severity and nature of the offense, any mitigating or aggravating factors, rehabilitative efforts, whether there were multiple convictions, and how long ago the conviction(s) happened. This helps protect the tenant, home owner, and community by placing applicants with the desire and ability to maintain a tenancy. I understand from our property manager that the City's current ordinances negatively impacted this screening process by removing our flexibility to provide housing to borderline applicants who might have been successful had we been able to seek, for example, a higher security deposit. Further changes to screening processes or elimination of screening tools entirely will make it difficult, or impossible, to adequately assess an applicant's likelihood of success as a tenant.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

A SSN is helpful in the application process for credit and background screenings, which are essential, as I already noted, in evaluating rental applicants. When a SSN is not available, our property manager makes every effort to evaluate applicants by alternative documentation, such as utility or phone bills or letters of reference.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

Our property manager already allows households to combine incomes to meet income requirements. A single family applying to rent a home should be distinguished from a roommate situation, however. While families sometimes divorce, roommates are significantly more likely to experience life changes and physical moves. In the case of roommates, at least one person on the lease should be required to show the financial capacity to meet the rent on their own or very close to it. This is particularly important if our management company is required to lower their income standards to comply with new regulations.

**Q9. Is there anything you would change?**

One size fits all is rarely a recipe for success in any situation. We'd urge you to consider the significant differences between housing types (single-family homes, multi-family, apartments) and work toward policies that offer flexibility based on the nature of the property. Keep in mind that single-family homes typically carry higher maintenance costs.

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**Q10. What income or employment information is most concerning to you?**

It is imperative that we be able to verify stable income, regardless of the sources. As long as the applicant has a steady source of income, we are less concerned with the type of income than the consistency and reliability of the income. If an applicant can't show a consistent source of income through verifiable means, it is nearly impossible to assess their ability to maintain housing stability.

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**Q11. Rate your level of support for this policy**                      Somewhat support

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**Q12. Why did you answer this way?**

Our property manager already considers these criteria when they receive rental applications. A five-year cut-off, however, appears to remove the case by case analysis; this increases risk across the board.

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**Q13. Is there anything you would change?**

Convictions, regardless of when they took place, especially for the most serious crimes, should be information available for consideration of rental applications.

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**Q14. What convictions or types of convictions concern you most?**

Convictions for violence against another person, property damage and arson, manufacture and distribution of illegal drugs, and sex offender registration are most concerning in terms of potential safety risks and severe lease violations.

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**Q15. Rate your level of support for this policy**                      Fully support

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**Q16. Why did you answer this way?**

I understand that this is already our housing manager's policy.

---

**Q17. Is there anything you would change?**

No.

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**Q18. What credit history information is most concerning to you?**

Habitually late payments on essential bills like rent, utilities, phones, and credit cards are most concerning, along with the applicant's overall debt. It benefits no one to place an applicant in a situation where they will struggle with existing debts and prove unable to meet the lease requirements.

---

**Q19. Rate your level of support for this policy**                      Somewhat support

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**Q20. Why did you answer this way?**

While most of these criteria should not be used to deny an applicant, they provide important context and background information that help a landlord in making an informed decision and to balance the applicant's fair opportunity against legitimate concerns about property protection.

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**Q21. Is there anything you would change?**

This information, particularly information relating to judgments against the tenant that have been satisfied (paid off) should be available for consideration as one of many factors weighing in the decision on any applicant.

---

**Q22. What rental history information is most concerning to you?**

Repeated late rental payments, unpaid rent or fees after moving out, and complaints or lease violation during the tenancy are more concerning. They indicate whether the tenant fulfilled his financial and contractual obligations and met property and community standards.

---

**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

This is our property manager's policy.

---

**Q25. Is there anything you would change?**

No.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

The proposed policy would take away important tools and information necessary to make informed decisions about whether an applicant is a suitable fit for any rental property and to appropriately manage risk for the applicant, homeowners, and community.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Please dispense with the one size fits all policy making. The more you regulate, the harder you're making it for applicants and landlords to work together to find solutions that benefit both the tenants and the landlords. Instead, focus your efforts on landlords with a demonstrated record of violations or complaints.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Your overregulation of the rental housing market is going to drive it into the ground. We're planning to sell our single-family home.

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**Respondent No:** 137

**Login:** Registered

**Responded At:** Aug 04, 2025 21:08:31 pm

**Last Seen:** Aug 05, 2025 03:49:33 am

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
I don't want to rent to anyone convicted of sexual crimes against women, children etc
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
That goes through my property manager as I don't live in Olympia
- 
- Q7. **Rate your level of support for this policy** Neutral/unsure
- 
- Q8. **Why did you answer this way?**  
I go through a property management company A guarantee that they are in a position to pay their rent
- 
- Q9. **Is there anything you would change?**  
not answered
- 
- Q10. **What income or employment information is most concerning to you?**  
not answered
- 
- Q11. **Rate your level of support for this policy** Neutral/unsure
- 
- Q12. **Why did you answer this way?**  
not answered
- 
- Q13. **Is there anything you would change?**  
not answered
- 
- Q14. **What convictions or types of convictions concern you most?**  
not answered
-

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

Because I have had tenants in the past who stopped paying rent and / caused significant damage to my property

Q17. **Is there anything you would change?**

not answered

Q18. **What credit history information is most concerning to you?**

No credit or bad credit

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

It's my property. I should be able to rent to anyone I feel is a qualified candidate

Q21. **Is there anything you would change?**

not answered

Q22. **What rental history information is most concerning to you?**

Damage to the property. Not paying rent. Inability to get them out.

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

If someone lives in the US. They should have a social security number for a job

Q25. **Is there anything you would change?**

not answered

Q26. **If the City implemented these policies, how it would it impact how you do business?**

not answered

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

I don't feel the city of Olympia is interested in protecting tenants. I believe it is more concerned with making it harder for good landlords by requiring registration with the rental registry and getting a business license. I raise the rent on my property 50\$ a month every year. All that does is cover my increase in property taxes and insurance.



**Respondent No:** 138

**Login:** Registered

**Responded At:** Aug 04, 2025 23:33:44 pm

**Last Seen:** Aug 05, 2025 05:52:14 am

**Q1. Are you a: (select any or all that apply)**

**Other (please specify)**

Moving to Thurston County in September. Thirty year owner-operator landlord in Seattle. Desiring to continue as an owner-operator landlord within Olympia or in Thurston County.

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Other (please specify)**

Social media check. Vehicle check. Current residence (Google Maps) drive by.

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I am legally obligated to -- and profit from -- providing safe and stable rental housing. The standard of "Quiet Enjoyment". Turnover is disruptive to the tenant community I build. Axe-wielding off-meds ever-pilfering tenants always dancing on the edge of eviction are not the kind of neighbors my kind of tenant appreciates.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

I will prove the information provided to me by prospective tenants is true and complete. If they have something to hide, I don't want them hiding within my building preying on the surrounding neighborhood. I don't want to be the Olympia landlord who paints his flophousing black.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

Government dictating customer quality to business won't have quality business very long.

**Q9. Is there anything you would change?**

Olympia City Council's mindset toward the industry of rental housing. Its almost like you want Soviet-style landlording.

**Q10. What income or employment information is most concerning to you?**

I take pride renting to the unemployed. New to town. Freshly graduated. No credit history. My trust in them to provide them a place to live inspires the confidence and the urgency to get that first job. In return, I get steadfast tenant loyalty and the opportunity to provide a worthy the foundation from which to thrive. Do not have government legislating my face-to-face judgement of a good person.

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**Q11. Rate your level of support for this policy**

Do not support

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**Q12. Why did you answer this way?**

My choice. I'll give a chance to most any criminal -- theoretically. But its my choice. Keep your nanny-state handcuffing out of my decision.

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**Q13. Is there anything you would change?**

Olympia City Council's mindset toward the industry of rental housing. You are harming the 95% who are good people needing rental housing. The 5% you are trying to help? HAH! They are laughing in your face as they game the system and do not change their largely drug-driven ways.

---

**Q14. What convictions or types of convictions concern you most?**

Evictions. Arson. Burglary. Robbery. Rape. Statutory Rape. Embezzlement. Not a big fan of murder and manslaughter either.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

Love the housing vouchers! Give the addict a place to live for a month they can trash and flee. Oh wait -- first they illegally sublet to a couple of buddies from under the bridge. Sarcasm.

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**Q17. Is there anything you would change?**

Olympia City Council's mindset toward the industry of rental housing.

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**Q18. What credit history information is most concerning to you?**

Evictions. Gaps in income earning. Low credit scores. Bankruptcies.

---

**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

Evictions cost landlords \$2k minimum. We avoid them at all costs up to and beyond \$2k. So if a tenant avoids an eviction conviction, that is an irrelevant detail. Involuntary displacement due to landlord need, eminent domain or natural disaster is easy enough to verify. We don't need a law for that.

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**Q21. Is there anything you would change?**

Olympia City Council's mindset toward the industry of rental housing.

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**Q22. What rental history information is most concerning to you?**

Gaps of time. I need the whole story.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

You are asking me to break federal immigration law?!?!?!? Seriously?

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**Q25. Is there anything you would change?**

Olympia City Council's mindset toward the basic laws of the nation.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

Not going to be a landlord within Olympia City Limits.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Recognize Olympia City Hall is doing more harm to good tenants than it is helping those few bad tenants become good tenants.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

When you limit what I can ask a prospective tenant, you cause me to use the rent as a credit check. You force me to ask just as much as possible to weed out those I should weed out by making my own judgement. Tenants are complaining about high rents? Look in the mirror to find the primary cause.

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**Respondent No:** 139

**Login:** Registered

**Responded At:** Aug 05, 2025 09:19:15 am

**Last Seen:** Aug 05, 2025 14:04:48 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
--	---

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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

Company I hire does the screening. But, past behaviors are the best indicators of future behaviors. So, that if a person can't afford to rent the property they may be willing to violate the contract or just stop paying rent. If they have bad credit due to poor decisions that they have made in the past, this behavior may continue. If the person committed arson, they are more likely to commit arson again. If the person vandalized a previous residence they will be more likely to damage my property.

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

I don't property manangement does. I am not really certain how you would do a credit check without having the social security number though.

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

If you can't afford to pay the rent, you will likely sub-let the unit. These people are not screened, become a problem for their neighbors; for example conducting a pod cast in the garage with the doors open screaming profanities all hours of the day and night (actually happened). Bottom line, is that if you can't afford to pay the rent you will find some way to do so, not always legal or of a benifit to the surrounding community. If combined income means that the renters are legally bound to each other, so that if one of the people leave they would still be legally required to pay rent that would be fine.

---

Q9. Is there anything you would change?

As stated above, couples that have no binding legal contract (marriage license) should not be able to combine their incomes to qualify. If there is no legally binding document they could split up and it would be no different than renting to just the one person.

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Q10. What income or employment information is most concerning to you?

That they can afford to pay the rent without undue hardship. And have been employed at the same employer for a period exceding a year.

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Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

If a applicant just turned 18, and has multiple convictions as a juvenile for assault, vandalism, drinking alcohol under age, arson... . Their crimes committed as a minor would be relevant. If they have multiple arrests but no convictions, means that the courts are over crowded and the case was tossed, not that they didn't do the offense.

Q13. **Is there anything you would change?**

Everything other than convictions older than 7 years

Q14. **What convictions or types of convictions concern you most?**

Domestic abuse, violence against another person, drug trafficking, human trafficking, arson, vandalism, assaulting a police officer, repeated DWI, squatting, larceny, theft, destruction of property,

Q15. **Rate your level of support for this policy**

Somewhat support

Q16. **Why did you answer this way?**

There are ways around a person having no credit. Poor or insufficient credit should disqualify an applicant. Having high debt of any kind should be a consideration, those debts need to be paid.

Q17. **Is there anything you would change?**

If they have a cosigner that is legally required to guarantee rent payments being made would be acceptable, preferably with a bond.

Q18. **What credit history information is most concerning to you?**

Poor credit history, default on loans, evictions due to rent not being paid. Loans are legal contracts, that people agree to, if the person is willing to default on a previous contract I have no reason to believe that they won't do it again.

Q19. **Rate your level of support for this policy**

Somewhat support

Q20. **Why did you answer this way?**

Many times the effort to try to collect the back rent is so arduous that it isn't worth trying to get water from a stone. Or the person declares bankruptcy and there is no judgment. Or it is going to be more than a year before the case is heard in court, Perhaps no-fault evictions should be exempt. I really wish that whoever comes up with these policies would demonstrate a bit of empathy towards the property owner. Perhaps if they were required to invest \$250,000 in a rental they might view protecting their property in a different light.

Q21. **Is there anything you would change?**

REMOVE everything except no-fault evictions

Q22. **What rental history information is most concerning to you?**

Evictions because of failure to pay rent. Evictions due to domestic violence. Evictions due to repeated police responses (nuisance)

Q23. **Rate your level of support for this policy**

Do not support

**Q24. Why did you answer this way?**

I do not knowingly violate the law. If harboring a fugitive is illegal I do not want to be a part of the act.

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**Q25. Is there anything you would change?**

If the applicant is violating the law, I do not want to rent my property to them as i feel that I would also be violating the law.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I may consider selling my rental property. With the policies that the city has already inacted that are already burdensom, it would be unlikely that other than a major rental company buying it there would be others individuals willing to purchase it as a rental property.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I really wish that the city would look at the issue from the other side, ie from the property owner. It seems that they are looking at it from the tennant side, remember that the single or small rental owners are also memebers of the community also. AND that the city should be looking out for the neighbors that live next to the houses that are rented.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I hope that the city will consider the entire community when deciding on policies and the effect that the policies have on the people that live in the community. Including the people that rent properties and those that live next to rented properties. Most of the time there are unintended consequences to the policies that are put forth and the impact that they have on the community in total.

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**Respondent No:** 140

**Login:** Registered

**Responded At:** Aug 05, 2025 09:44:18 am

**Last Seen:** Aug 05, 2025 15:21:39 pm

Q1. Are you a: (select any or all that apply)	Former landlord/property manager in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Rental history check (evictions, references, etc)
--	--

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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

I want to make sure there is adequate income to pay the rent. I want to see if the applicant has a history of being responsible with bills. I want to see if the applicant has a history of paying rent on time and taking care of properties where he/she has lived in the past.

---

Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

If you don't have a social security number, you can't file an eviction suit.

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

I think an applicant needs to have an income of at least 3x the rental amount because otherwise, the tenant will struggle to pay the rent which may lead to them breaching the lease agreement which may lead to an eviction.

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Q9. Is there anything you would change?

I would change it to where applicants must earn 3x the rental amount.

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Q10. What income or employment information is most concerning to you?

The amount of verifiable monthly income

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Q11. Rate your level of support for this policy	Somewhat support
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Q12. Why did you answer this way?

Basically it's ok but I think landlords should have leeway about who they feel safe renting their place to. Both Landlords and tenants have to work together and feel comfortable with each other. If the landlord is forced by the law to rent to someone they don't feel comfortable with, it's going to cause problems in their working relationship. Why do you want to put this burden on private citizens? I think it's the governments job to house people who may have serious mental health or criminal behavior issues.

---

**Q13. Is there anything you would change?**

Give private citizens some leeway in deciding who they want to partner with on a lease.

---

**Q14. What convictions or types of convictions concern you most?**

In general, I don't like criminal activity of any kind. I don't want to hang out with people who engage in criminal activity and I don't want to partner with them on a business deal. When I say partner, I mean sign a legal, binding document. I think of a landlord tenant relationship as a partnership where both sides do their part. If someone has a criminal past and they come across as sketchy, I may not want to rent to them. I want to be able to protect myself and my property. If there are people who have difficulty finding housing because they don't have sufficient income or they have criminal past, government needs to provide housing, not private citizens who aren't comfortable partnering with them.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

I don't have a problem with no credit history/insufficient credit history as long as there is verifiable income of 3x the rental amount. I'm happy to disregard medical debt as well. However, if an applicant has horrible credit history, I don't want to rent to them because this credit history reflects their character and people who have a pattern of not paying bills over time, are not going to make good tenants. The housing voucher ensures income but I don't want to rent to an unstable person who has a pattern of not paying bills. I know from experience that people who can't keep their finances in order over time do not take care of property. I want stable people with a stable history. Government needs to take the unstable people.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

A long history of paying late, not paying at all, lots of bankruptcies show a person who is not responsible. Irresponsible people are difficult to partner with on business deal and I want the freedom to decline doing business with such a person.

---

**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

There's a story behind each of the criteria above and I'd have to learn the story to see if the tenant was at fault. If the tenant did nothing wrong and the landlord was at fault, then I wouldn't have a problem partnering with tenant but if the prospective tenant has a history of not paying bills/rent then, I don't want to do business with them.

---

**Q21. Is there anything you would change?**

Landlords want good tenants so we would need to see the facts of each case. If it looks like the tenant was wronged in an eviction case, then I would rent to that tenant but if the tenant was doing the wrong thing, I probably wouldn't want to rent to that person. Leave it to the landlords discretion.

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**Q22. What rental history information is most concerning to you?**

Trashing a property and not paying rent in full on time.

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

Can you evict someone who doesn't have a social security number? if not, then this is a no. I don't about the legal status of someone in this country as long as I can evict them for non payment of rent if I need to do. All I really care about is getting a good, reliable tenant who will fulfill their obligations under the lease which are pay rent in full on time and take care of the property. If I think someone has a history that indicates otherwise then I don't want to rent to them. I want to be able to take legal action if someone breaches our legal binding agreement. If anything proposed above prohibits my ability to protect myself and my property then I'm against it.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It is not a private citizens' duty or responsibility to house people that they are not comfortable with due to past criminal or financial problems. If I loose the freedom to act in my own best interest due to overbearing government interference then I will close shop.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If you are trying to house people who are being rejected by landlords for any number of reasons addressed here, then I suggest you use government funds to establish housing for them. Private citizens should not be asked to shoulder the burden of housing unstable people. Private citizens should be able to decide who they want to do business with based on an applicants history of financial and criminal behavior. All landlords want is to have a good tenant that will uphold their end of the bargain when they sign a legal binding document.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Landlords should have the right to protect themselves from people who have a history of unstable criminal or financial behavior. They should have the right to decide for themselves with whom they are comfortable entering into a legal binding agreement. If there is a segment of society that is not houseable (being rejected from housing) due to their past behavior, government needs to step in and take the risk of housing them, it should not be foisted onto private citizens. We already have a lot of FHA protected classes which is great but when it comes to a pattern and history of unstable behavior, that is where landlord discretion comes in.

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**Respondent No:** 141

**Login:** Registered

**Responded At:** Aug 05, 2025 11:18:47 am

**Last Seen:** Aug 05, 2025 17:32:14 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

Income verification is done to insure the prospective tenant is currently employed and can afford to pay rent. I am not going to rent to someone who doesn't have verifiable income, I don't want to rent to someone who makes a living selling drugs or anything illegal. The credit check is done to see how the applicant handles their credit, do they owe thousands of dollars over several accounts? How much money do they have going out to pay their debt, do they pay on time? This is an indication of how well they will pay their rent. Criminal background check is done to see if the applicant has recently gotten into trouble, and if so, what kind of trouble. Is this someone I want to deal with? I am a female, I don't want to have to deal with someone who has been convicted of a violent offense.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Why wouldn't someone have a social security number? How am I going to be able to hold someone liable for unpaid rent or damages if they don't have a social security number? I am required to have a social security number, as everyone else is.

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

When you put restrictions on one thing, it means landlords will tighten up other restrictions. I don't have a strict policy requiring 2.5 times the rent, if they make two times the rent and have no or little debt, that works. I am not going to rent to someone if they can't afford to pay their rent. I rarely see anyone requiring higher than 2.5 times the rent, so don't see it as a big issue that you need to restrict it. It's not a good idea to force landlords to accept tenants if the tenant can't afford to pay the rent, you put both tenant and landlord in a bad situation. I do not agree letting multiple people pool their income together to afford rent, what happens when one of them moves out and the remaining people can't afford to pay? I have had this happen a few times throughout the years, roommates are flaky, they discover they don't like living together, and one of them moves out and leaves the person or people left in a bind and then they all have to move out. If that becomes a requirement, it means landlords will seek out single person households as applicants.

**Q9. Is there anything you would change?**

Each time federal or city government puts in place restrictions on what you can and can't do, it increases the price of rent, intentionally or not. It also makes mom and pop landlords like myself consider just getting out of owning rental properties. Which creates fewer rentals and increases the price for the ones that are left.

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**Q10. What income or employment information is most concerning to you?**

None is concerning to me, I just want to know that the tenant is employed and can pay the rent.

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**Q11. Rate your level of support for this policy** Do not support

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**Q12. Why did you answer this way?**

I think it should be up to each individual landlord to decide what they are comfortable with. They are trusting someone with an expensive investment, you are relying on the person to pay the rent, not damage the property, not allow others on the property that will cause problems etc. It also insures to nearby tenants or homeowners that I am not going to rent to someone that is not a responsible citizen. If there are restrictions put in place, the landlord will find other criteria to disqualify someone. Remember, the landlord has to have interactions with this person, if they have convictions and run around with a bad crowd, this can be dangerous.

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**Q13. Is there anything you would change?**

I would not require landlords to do something they are not comfortable doing, otherwise, your going to lose rental properties.

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**Q14. What convictions or types of convictions concern you most?**

Violence and drugs

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**Q15. Rate your level of support for this policy** Do not support

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**Q16. Why did you answer this way?**

I do not support requirements that force you to accept something that could be detrimental to your investment. How a person pays their bills is one of the strongest indicators on whether you will have a problem with a tenant paying their rent or not. Just like with the mortgage crisis, people given loans who didn't qualify and could not afford it, that has been proven that it does not work. Before city of Olympia restricted move in fees only to include a deposit and one month's rent, I often considered renting to someone who had a few bad things on their credit if they paid first, last and deposit. That gave me as the landlord a little security if they didn't pay rent, at least I have one months rent to help cover costs until they got back on track or had to move out. But, that is not allowed, so I am not able to take risks like that anymore.

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**Q17. Is there anything you would change?**

I would not put this policy in place. There has to be balance, if landlords are forced to have to accept anyone, regardless of credit history, criminal background, a lot of landlords are just going to sell and get out of the rental market. It's not worth the headache.

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**Q18. What credit history information is most concerning to you?**

On time payments

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**Q19. Rate your level of support for this policy** Do not support

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**Q20. Why did you answer this way?**

I have been involved with managing and owning my own rentals since 1999. Even with careful consideration, I have had 4 rental homes that had more than \$20,000 worth of damage, and many more that had several thousands of dollars of damage. If a landlord has gone so far as to have paid an attorney and paid to take a tenant to court, the situation was really bad. The courts are not supporting landlords, which means the landlord is not going to want to risk renting to a tenant that has been evicted.

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**Q21. Is there anything you would change?**

I would not put this policy in place.

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**Q22. What rental history information is most concerning to you?**

A no fault eviction where the landlord was going to remodel or sell or move back into the unit, is no problem, it has nothing to do with the tenants actions. But any other reason that a tenant got evicted would be a hard no for me. I don't want problems.

---

**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

If someone is not here legally, what happens if they don't pay their rent? What happens if they damage the rental? What could I do? There is no legal teeth if they are not bound by our laws.

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**Q25. Is there anything you would change?**

I would not put this policy in place.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It means I would have to be a lot more selective who I am accepting applications from and who I ultimately rent to. If these policies are put into place, it means rents will go up to cover the cost of the consequences or potential risk. Just like an insurance company evaluates the potential risk of insuring someone, landlords will have to evaluate the costs of renting to unqualified tenants just because its law. I think these policies will also drive a lot of landlords to get fed up with all the restrictions and just sell their rental properties, which means fewer rentals which equals higher rent for the ones that are available. As a landlord, I have to save up 25% of the property cost just to purchase a rental property, I have to have excellent credit to get a mortgage for the property, I have to pay property taxes, insurance, mortgage, sometimes utilities, and also save for repairs and maintenance. So a landlord has a large investment to secure and keep a rental property, they aren't going to just rent it out to someone who is not going to respect the responsibility of renting the home.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Maybe the city can offer community classes that help teach people how to be a responsible citizen. Basic things that they may not learn at home and apparently not in school, such as making a budget, how to rent a property and what their responsible for in regards to renting, balancing a check book, opening a bank account, responsible credit card usage, being responsible for their own actions etc. Just basic life skills that should really be taught in high school. If you offered teaching to people, that would go a long way to helping them for life.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

My family has built single family and multi family homes in Olympia since the early 1990's, we have built subdivisions of starter homes that most working families can afford. So, I also know the that side of building homes and the cost to build a house. The biggest thing the city can do to make homes more affordable is to reduce the cost of the building permit. Another huge cost reduction would be the energy code credits, but I think those are federally mandated. The cost of a permit to build in the city of Olympia is astronomical and for what? We just paid \$8,200 to get a building permit to build a 3200 sq ft house in the county, Thurston County. If we were building that same house in the city, the permit would have been \$50,000 or more. Besides the cost of the land, the building permit in city of Olympia is the next largest cost in building a house, and it shouldn't be. One of my family members is selling his childhood home that has been a rental home in Olympia city limits for the last 15 years, because it was built in 1954, he is afraid it won't pass your Olympia rental registry inspection and no one wants to buy it to keep it in the family because of the cost and upgrades that would need to be done to remodel it. It's cost prohibitive, it's a beautiful piece of property with a view of the water, it has been well maintained, but it has hand railings that would not meet code to todays standard, city of Olympia would require us to put in a fire sprinkler system, it has older ceiling tiles that may or may not be asbestos, which is ok as long as they are not disturbed, we have had the air tested for asbestos before and after a remodel project and there was no asbestos, but he doesn't know what your rental registry inspection would make him do or test for, so he is selling and no one in the family wants the headache of remodeling because of the cost.

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**Respondent No:** 142

**Login:** Registered

**Responded At:** Aug 05, 2025 11:21:24 am

**Last Seen:** Aug 05, 2025 15:15:48 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We use these items for the same reason mortgage lenders and even government agencies entrusting high value assets to employees use these tools -- because past performance predicts future results. There are no better indicators, especially if applicants have had negative outcomes when given loans, failed to pay for products and services they committed to, broke laws, or did not uphold covenants of a lease agreement for a property that does not belong to them.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes



**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

The SSN is required to pull credit reports. In absence of a SSN, we require an ITIN for the same purpose. It also ensures that renters are participating in our tax system in support of the good work you and the other government agencies in our country do. A renter with income to qualify to rent but no tax ID is breaking the law. Lack of a credit record with the bureaus does not disqualify an applicant. People should not be penalized for not utilizing mainstream credit. In those rare cases we can manually screen an applicant's credit worthiness by verifying good payment history of multiple household bills such as mobile phone, cable, and municipal utilities. We can also analyze their bank statements to see if they are overdrafting, utilizing payday loans, or simply don't have the proper budget to afford to rent the subject property. \*Ask your utilities department if they would provide a landlord with a renter's utilities payment history upon requested. If not, they would inhibit screening of an applicant who does not have a credit profile with the bureaus.\* And still, please recognize that household bills are insignificant compared to the financial commitment for housing, especially considering the limited and costly recourse landlords have been left with to deal with bad tenants since all the recent tenant-focused legislation. HOWEVER, more common is that applicants do in fact have a record with the credit bureaus. If their record is negative, it means they have made financial commitments in the past and harmed someone who trusted them. Credit reports also reveal collection records. Mounting collections and financial commitments in arrears can lead to bankruptcy. The bankruptcy law allows the court to place a stay on all collection actions by creditors. This includes landlords. So, a tenant applicant who looks like they may eventually face bankruptcy represents a very high risk to a landlord who could end up with a tenant in their property for several months without the rental income necessary to keep the property afloat. There are even cases in which we truly see an opportunity to give an otherwise unqualified applicant who shows signs of improvement a chance to rent one of our properties. In these cases we would balance the higher risk with a bit more security deposit funds. We've even had some applicants with plenty of means who may not qualify under our standardized criteria, but are willing to pay multiple months of rent in advance. Unfortunately, the recently enacted city code which restricts the amount of funds a landlord may collect at lease inception no longer allows landlords to take calculated and balanced risks in an effort to assist a tenant in the pursuit of good credit and rental history. So yes, financial screening of a tenant applicant is absolutely imperative. Lack of the ability to perform proper screening coupled with the onerous regulations and restrictions placed on landlords would result in making the provision of housing too risky an investment and further reduce availability to deserving tenants.

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**Q7. Rate your level of support for this policy**

Somewhat support

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**Q8. Why did you answer this way?**

Our standard is "gross income" equal to 3 times the rent rate, and we only want that income to come from no more than two people in the household. When tenants are scraping income together from more than two people, the situation is too financially precarious. Oftentimes, those people have less commitment to each other and any one of them leaving abruptly puts the others in a financial strain and therefore represents a major risk for a landlord.

---

**Q9. Is there anything you would change?**

We have accepted tenants who are slightly under our standard 3 times gross income qualifying criteria. However, it is not without a fair balance of risk utilizing additional security deposit funds or prepaid rent. Unfortunately, the city took that opportunity to help tenants qualify away with the limitation on funds collected at inception. Please consider removing this limitation to restore the ability for housing providers to assist people in rebuilding their creditworthiness.

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**Q10. What income or employment information is most concerning to you?**

A tenant must have sufficient income so that they may comfortably afford the rent payment. A tenant who overextends their financial commitments will not be successful in making consistent, on-time rent payments. And since housing providers are now limited to only charging a \$10 late fee, tenants who find themselves short in their budget will sooner delay their rent payment in favor of paying other financial commitments that charge a far greater late fee and interest. Essentially, the new city codes have made late rent payment more appealing than a late credit card or mobile phone payment, and reducing qualifying income requirements will just increase the number of tenants who find themselves over extended in their budgets. As for other income criteria, we wish to see steady employment and consistent income. If income is derived from self-employment or is otherwise inconsistent, like any other creditor we must perform an analysis of average income over an extended period of time.

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**Q11. Rate your level of support for this policy**

Fully support

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**Q12. Why did you answer this way?**

This is already how we perform background and criminal record screening.

---

**Q13. Is there anything you would change?**

No. Very reasonable.

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**Q14. What convictions or types of convictions concern you most?**

Definitely personal harm or property damage. Harassment or stocking convictions should also be disqualifiers. Not only must we protect neighbors but we are also concerned about the safety of our staff.

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**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

Respectfully, much like the limitation of funds collected at inception and \$10 late rent fee. the city may not have sufficient perspective to anticipate all the implications of these relatively broad restrictions.

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**Q17. Is there anything you would change?**

If the applicant has no credit history with a bureau or has positive credit history with an disqualifying score due to limited history, then a housing provider must still have the right to make a subjective decision based upon any information they can obtain from the tenant or other sources. The whole point of utilizing credit reports and scores as a measure is that they are standardized. In tenant screening, standardization and consistency is key to ensuring fair opportunities to everyone. If you take that element away you place unfair risk on the housing provider and open the door to more unscrupulous acts by housing providers. It would be better to establish a minimum credit score (we utilize 600). Then mandate a boilerplate notice landlords must give to a tenant regarding their poor credit with resources for the tenant to take action to improve their credit.

---

**Q18. What credit history information is most concerning to you?**

Besides seeing a tenant's ability to make good on their other financial commitments, most concerning are accounts that are very past due and collections which can lead to bankruptcy and a tenant occupying a property without paying rent while the housing provider is left with limited, costly recourse options. Rental properties represent investment and risk to the owner. Housing only exists for renters when these two things remain favorable. The more that is done to make the investment risky and expensive, the less housing will be available.

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**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

Respectfully, the following proposed code is a perfect example of why city leaders must work tirelessly on acquiring correct information and a deep understanding of the housing industry, BEFORE ENACTING LAW, so that they can make educated decisions. "Applicants cannot be rejected based on no-fault evictions (such as if the landlord needed to move back into the unit, or the landlord decided to sell the unit)" There is no such thing as a "no-fault eviction." An eviction only happens when there has been provable wrongdoing on the part of a tenant. A just reason for termination of tenancy, such as sale of the property or for the purpose of housing the owner or an owner's immediate relative, is NOT an eviction. It is simply the ending of a contractual relationship between tenant and housing provider. It is important for our lawmakers and for tenants to remember that the rental of someone else's property is inherently temporary. The property does not belong to the tenant. It is not a matter of if but when they will no longer have the privilege of living there.

---

**Q21. Is there anything you would change?**

Completely remove any provision that refers to a "no-fault eviction. They're simply is no such thing. I am also not in favor of a provision that would limit scrutiny over a judgment against a tenant. If you're looking for an alternative to credit reports as a measure of trustworthiness, what better proof of lack thereof than a judgement against a tenant in a court of law?

---

**Q22. What rental history information is most concerning to you?**

Late payments. Notices of violations. Evictions, because they are so costly and no one wants to get to that point. So a tenant who has been willing to push a housing provider to that point and be determined by a court of law to be in the wrong is not a reasonable risk, especially when it cannot be balanced with additional security in some form.

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

We don't care about their lawful presence in the United States. We must have the ability to verify their identity and review any history of credit that might be available utilizing their tax identification number. We also want them to pay taxes just as we do.

---

**Q25. Is there anything you would change?**

If you feel the need to enact a policy of this type, then SSN should not be required only IF they can provide an ITIN and verifiable identification.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Like every policy the City has implemented, we will follow them to the T. And when our rental property owners encounter issues or incur losses as a result of the more and more onerous regulations, we will gladly take their single family rental properties out of service and sell them to homeowners who undergo a much more rigorous screening process to qualify for their mortgages.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I am sure there are some unscrupulous housing providers who limit access to housing options for deserving tenants. I do not believe this happens as a result of the tools we utilize for screening but more so the individuals performing the screening and making subjective decisions. As a licensed real estate firm we face considerably more exposure to risk of discrimination claims than any small, independent landlords. Thus, we do everything consistently and by the book. Perhaps the time has come to mandate professional rental management services for all residential rental properties so that better oversight may be achieved. I would also recommend carve-outs to many of your policies for single family homes and duplexes to avoid the sell-off of these properties by owners who are not comfortable with the additional risks these new policies create for them. These types of properties most often sell to buyers who will not offer them as rentals. Standards and consistency are the keys to fairness and equality. If you do not have very specific measures of qualification, it will result in the loss of these things and even further discrimination. Focus on the root of the problem which is not the tools and standards we housing providers utilize in our screening, but the information and records tied to the tenants. If they have poor credit, they need credit counseling. If they are trying to rent a property with a rent rate that their income does not comfortably support, they must learn to, budget, live within their means, and rent something more affordable.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

And if there aren't enough affordable rental options in our community, then making the very product that is needed more expensive and less desirable to investors by imposing more and more regulation is backwards thinking.

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**Respondent No:** 143

**Login:** Registered

**Responded At:** Aug 05, 2025 11:49:19 am

**Last Seen:** Aug 05, 2025 17:52:45 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
  
Consistent payment of rent is critical to maintaining rental property as a profitable business. Non-payment and eviction usually results in at least a couple months income. Taxes, insurance, utilities and maintenance do not stop when the tenant doesn't pay the rent.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
  
The SS# is key to checking a tenants qualifications as a credible tenant.
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
  
We (my wife and I) have had experience with numerous tenants where either boyfriend/girlfriend or roommates move out leaving the remaining tenant unable to meet rent.
- 
- Q9. **Is there anything you would change?**  
  
Require the lease holder to have the resources to pay the rent without consideration for other occupants.
- 
- Q10. **What income or employment information is most concerning to you?**  
  
That the tenant has a history of reliable income and/or employment.
- 
- Q11. **Rate your level of support for this policy** Do not support
- 
- Q12. **Why did you answer this way?**  
  
Persons with a history of illegal activities or arrests even w/o convictions indicate unacceptable risk.
- 
- Q13. **Is there anything you would change?**  
  
We have rented to tenants that have had a bankruptcy with special conditions. For example, having the tenant pay rent a month in advance to insure that if non payment is a issue that we have time to deal with the situation w/o loss of payment.
-

**Q14. What convictions or types of convictions concern you most?**

When the tenant shows no intention of caring for the property or that extreme lack of cleaning causes damage.

---

**Q15. Rate your level of support for this policy**

Somewhat support

---

**Q16. Why did you answer this way?**

We might support renting to a tenant with a reliable co-signing person(s) such as tenant's parents of a young person w/o established credit.

---

**Q17. Is there anything you would change?**

not answered

---

**Q18. What credit history information is most concerning to you?**

A trail of unpaid liabilities and a low credit score.

---

**Q19. Rate your level of support for this policy**

Somewhat support

---

**Q20. Why did you answer this way?**

We can only support the situation where eviction resulted from the owner selling or moving into their own property.

---

**Q21. Is there anything you would change?**

not answered

---

**Q22. What rental history information is most concerning to you?**

Persons that have a history of eviction involving the courts indicate potential for conflict.

---

**Q23. Rate your level of support for this policy**

Neutral/unsure

---

**Q24. Why did you answer this way?**

Federal policies are in flux.

---

**Q25. Is there anything you would change?**

Allow law abiding immigrants a path to citizenship.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Adjacent municipalities have a history of adapting Olympia policies. (Our properties are in Tumwater). Most of these proposed policies are increasing the risk for property owners which discourages investments in housing.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Discourage or prevent large investment entities from buying up rental housing inflating the market and depleting available housing stocks for sale. Limit the purchase of rentals for use as VRBO's and Airbnb's.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 144

**Login:** Registered

**Responded At:** Aug 05, 2025 12:18:45 pm

**Last Seen:** Aug 04, 2025 22:56:24 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
  
Income-To verify a source of income to pay rent Credit -To verify financial responsibility Rental History-To verify how tenant maintained property if there were any violations and payment history Criminal-In line with Desperate impact
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
  
Credit is established on Social security numbers and can be on Tin numbers
- 
- Q7. **Rate your level of support for this policy** Somewhat support
- 
- Q8. **Why did you answer this way?**  
  
3 times the rent is required because there are alot of household bills that are required to maintain the property that are tenants are financially responsible for outside of rent. We combine a household income
- 
- Q9. **Is there anything you would change?**  
  
allow 3 times the rent amount
- 
- Q10. **What income or employment information is most concerning to you?**  
  
We look at the applicants average income since a lot of sources of income can vary base on work completed such as lfy,uber,door dash, restaurants hours. etc
- 
- Q11. **Rate your level of support for this policy** Somewhat support
- 
- Q12. **Why did you answer this way?**  
  
The Federal & state laws already requires landlords to review any criminal through the disparate impact process, I am not sure why another policy would need to be put in place.
-

**Q13. Is there anything you would change?**

Also most screening companies cant report several of the items listed above

---

**Q14. What convictions or types of convictions concern you most?**

Disparate impacts already covers the most concerning criminal violations

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

Credit reflects management of responsibilities and also shows if tenants have collections to landlords. Housing Vouchers are still required to pay their portion responsibility and we have seen tenants go through evictions even with housing choice vouchers. Co-signers do not understand that they are signing up for financial responsibility and typically are not available to work with when there starts to be challenges

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**Q17. Is there anything you would change?**

Credit worthiness is key to making a decision on housing. Most landlords refuse to provide rental references because of backlash and is a tool to help determine if a tenant will pay rent.

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**Q18. What credit history information is most concerning to you?**

its concerning to not be able to review Negative payment history, utility companies and landlord collections shows up on credit reports

---

**Q19. Rate your level of support for this policy**

not answered

---

**Q20. Why did you answer this way?**

Again several of these items can not be reported legally so I am not sure why it would need to be listed since its already in place such as Dismissed evictions, limited dissemination landlords have legally agreed not to disclose eviction. A landlord needing to move back into their unit or selling is NOT an eviction, it needs to stop being referred to as this. The owner with legal compliance & notice is asking possession back of their property!

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**Q21. Is there anything you would change?**

Implementing these over regulated restrictions takes away the ability for the owner to have tools to make a decision on extending credit/liability on their often times life investments/retirement. Owners are not granted the same protections when they are buying a home, they have to go through an extensive process to determine credit/mortgage paying worthiness, there are no exemptions or protections.

---

**Q22. What rental history information is most concerning to you?**

Its most concerning that legislators have only the concern of "protecting tenants" Many owners are also living in tight financial circumstances and if a tenant stops paying this will invertedly effect there credit, financial situation and they are now paying to go through an eviction process when receiving no funds for often times months. taking away tools to choose a qualified tenant for their home is not acceptable

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**Q23. Rate your level of support for this policy**

Fully support

---

**Q24. Why did you answer this way?**

All of these things are already protected by state laws

---



**Q25. Is there anything you would change?**

no

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

It would have an adverse effect on offering housing. Currently no being able to take a deposit for more than 1st months rent already limits the ability to work with tenants we previously did because its not worth taking on the liability.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If the City believes that all of these protections are necessary they should use funding to house tenants based on all of this criteria to see if these are balanced policies and if the government as the landlord could sustain the experiences of un-qualified tenants. Allow landlords to collect more than 1 months rent in a deposit. The state allows a payment plan option, this allows the landlord to mitigate financial risk IF a tenant becomes delinquent. If not its not worth the liability to take a more at risk tenant. The deposits are refundable as long as there is not challenges. Many organizations and applicants plead to pay higher deposits to secure housing.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Landlords are not successful without tenants and tenants are not successful without landlords. Create balances policies that offer protections to both sides. Create a mitigation program in your City that covers renting to high risk tenants.

---



**Respondent No:** 145

**Login:** Registered

**Responded At:** Aug 05, 2025 21:29:08 pm

**Last Seen:** Aug 06, 2025 04:18:58 am

- 
- Q1. **Are you a: (select any or all that apply)** Former landlord/property manager in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
Credit worthiness of applicant
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
Past landlord references
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
Need adequate income to rent
- 
- Q9. **Is there anything you would change?**  
not answered
- 
- Q10. **What income or employment information is most concerning to you?**  
Total income and reference
- 
- Q11. **Rate your level of support for this policy** Do not support
- 
- Q12. **Why did you answer this way?**  
Fucking stupid question
- 
- Q13. **Is there anything you would change?**  
Eliminate Dumb shit city of Olympia input
- 
- Q14. **What convictions or types of convictions concern you most?**  
ANY CONVICTIONS!!!
-

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

Stupid question need good credit or they don't pay rent

Q17. **Is there anything you would change?**

Eliminate city of Olympia input

Q18. **What credit history information is most concerning to you?**

All credit history

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

Stupid fucking question

Q21. **Is there anything you would change?**

Eliminate city of Olympia input

Q22. **What rental history information is most concerning to you?**

not answered

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

not answered

Q25. **Is there anything you would change?**

not answered

Q26. **If the City implemented these policies, how it would it impact how you do business?**

Sell all rental properties

Q27. **Do you have any other suggestions or ideas for how the City might address this issue?**

Do not interfere with landlords screening process

Q28. **Are there any other thoughts or ideas you'd like to share with the City?**

Eliminate city of Olympia input in landlord practices



**Respondent No:** 146

**Login:** Registered

**Responded At:** Aug 06, 2025 08:08:12 am

**Last Seen:** Aug 06, 2025 14:29:06 pm

- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia  
Former landlord/property manager in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
  
I've invested too much time energy and money into my properties to allow just anyone to rent from me. I also have a responsibility to my other tenants to put someone in that wont disrupt the entire complex.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
  
If they don't have a social security card, they are probably not legal citizens to the best of my knowledge. In todays political climate ,Ice could take your renters and leave you with a hot mess.
- 
- Q7. **Rate your level of support for this policy** Somewhat support
- 
- Q8. **Why did you answer this way?**  
  
I agree with the combined income allowance but I still think the 2.5 times the income should stay in place. Had an experience where the tenant could not afford to heat the place. Turned off the heat during the coldest days in Dec. last year. The result was the ceiling ended up in the main living area when all the pipes froze.
- 
- Q9. **Is there anything you would change?**  
  
Nope.
- 
- Q10. **What income or employment information is most concerning to you?**  
  
Self employed anything. You make how much? can you prove it? Yeah, didn't think so.
- 
- Q11. **Rate your level of support for this policy** Somewhat support
- 
- Q12. **Why did you answer this way?**  
  
I take this on a per person basis. I've rented to someone who had a record in the past and had no problems as he was gainfully employed and it was a questionable offense. On the other hand I've had a number of folks with criminal records apply that I wouldn't invite into my own home due to appearances and attitude.
-

Q13. **Is there anything you would change?**

Nope

Q14. **What convictions or types of convictions concern you most?**

Drugs and assaults.

Q15. **Rate your level of support for this policy**

Somewhat support

Q16. **Why did you answer this way?**

they wont even sell you \$5000.00 a car without a credit history, why would I let you into my \$350,000.00 home without one. My experience with vouchers is less than stellar and will not accept them anymore. Sure, the rents paid, how about the heat, water and garbage and can they afford to eat?.

Q17. **Is there anything you would change?**

Nope

Q18. **What credit history information is most concerning to you?**

Evictions and poor credit (Lousy Money Management) or just can't afford.

Q19. **Rate your level of support for this policy**

Fully support

Q20. **Why did you answer this way?**

Because right is right.

Q21. **Is there anything you would change?**

Nope

Q22. **What rental history information is most concerning to you?**

not answered

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

Can you say Ice. Look ma we have a tenant. oops, now we dont, but we still have a rental full of stuff we now have to pay a storage unit for. I've had a few bad experiences with the foreign born, from communication problems to not understanding you can't deep fry everything and dump the oil down the drain.

Q25. **Is there anything you would change?**

Nope

Q26. **If the City implemented these policies, how it would it impact how you do business?**

not me but my Mom has a bunch in Olympia that she has talked about selling due to the current situation.

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Stay out of private business.. Don't need more bureaucratic B.S. hoops to jump thru. Guarantee taxes and insurance won't go up. Guarantee every tenant is a golden boy that you will back financially.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Even though I'm a hardcore Liberal Democrat, I believe that people have a responsibility to take care of themselves and their community, I keep my rents way below market and carefully screen as a way to do my part. if these policies are enacted, you are taking that power away from me. I will sell to a corporate scum bag.

---



**Respondent No:** 147

**Login:** Registered

**Responded At:** Aug 06, 2025 12:09:47 pm

**Last Seen:** Aug 06, 2025 18:50:51 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**  
  
We have found that taking the screening process seriously significantly affects the likelihood of whether we have any issues later in the relationship.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**  
  
We are not aware of a mechanism to check credit ratings without a social security number to work with.
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**  
  
We use a 2.5 multiplier... we just don't think this issue should be a matter of public policy.
- 
- Q9. **Is there anything you would change?**  
  
not answered
- 
- Q10. **What income or employment information is most concerning to you?**  
  
highly variable income, lots of temporary jobs, no track record of stable employment
- 
- Q11. **Rate your level of support for this policy** Somewhat support
- 
- Q12. **Why did you answer this way?**  
  
not answered
- 
- Q13. **Is there anything you would change?**  
  
not answered
-

**Q14. What convictions or types of convictions concern you most?**

not answered

---

**Q15. Rate your level of support for this policy**

Do not support

---

**Q16. Why did you answer this way?**

Assessing tenant's ability to pay is more art than science; I don't think it should be a matter for public policy.

---

**Q17. Is there anything you would change?**

not answered

---

**Q18. What credit history information is most concerning to you?**

not answered

---

**Q19. Rate your level of support for this policy**

Do not support

---

**Q20. Why did you answer this way?**

Rental history is very important to any rental decision; removing tools increases risk.

---

**Q21. Is there anything you would change?**

not answered

---

**Q22. What rental history information is most concerning to you?**

not answered

---

**Q23. Rate your level of support for this policy**

Do not support

---

**Q24. Why did you answer this way?**

A mechanism for assessing credit history is important.

---

**Q25. Is there anything you would change?**

not answered

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

We decided years ago to not own rentals in the City of Olympia, and we know many who have made the same decision and/or are actively selling their single-family rentals. More homes for sale are a good thing, but the city is going to see a change away from mom and pop rental businesses with single family rentals that try hard to be fair and use judgement and towards corporate multifamily rental businesses that have a much greater focus on making money.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

not answered

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Olympia would be well served if it tried putting away the 'stick' and using a 'carrot' more often. Rent control options don't work and will backfire.

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**Respondent No:** 148

**Login:** Registered

**Responded At:** Aug 06, 2025 14:16:05 pm

**Last Seen:** Aug 06, 2025 20:43:34 pm

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**
- I am a single mother renting an ADU and living on site. It would be reckless and unsafe to not be thorough with vetting a tenant. I cannot afford to incur costs of a squatter or someone who damages my home. I am a DV survivor and my child and I are covered by permanent protective orders. I will be thorough when screening. Nobody is entitled to share my home.
- 
- Q4. **Do you require applicants to provide a Social Security number?** Yes
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**
- Same as above. Cannot afford the risk to my property or to my personal safety.
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**
- I rented my unit for 8+ years at below market without raising rent. The City of Olympia now wants to mandate my generosity and tie our hands when it comes to screening. Small landlords are selling their rentals due to the hostile climate and too much risk caused by these mandates. And 2.5 times the rent barely gives someone enough to live on, raising risk of someone not paying rent.
- 
- Q9. **Is there anything you would change?**
- See above. I grew up low income in a mixed Section 8 and rent controlled apartment building in NY- rent control leads to landlords selling units, converting to condos, or trying to push rent-control tenants out. Many studies are conclusive on this.
- 
- Q10. **What income or employment information is most concerning to you?**
- Income too low to afford rent and bills, poor employment history that raises concern of job loss and failure to afford rent, or no employment.
- 
- Q11. **Rate your level of support for this policy** Do not support
-

**Q12. Why did you answer this way?**

I will sell my plasma to get by and pull my ADU off the market before I continue to rent under those restrictions. I am a DV survivor whose case was adjudicated in Thurston County, where 93% of defendants plea down to lesser charges- even felonies where people are harmed. This policy proposal sounds crafted by someone who knows little about the criminal justice system. It is reckless and will drive more small landlords to sell to owner occupiers.

---

**Q13. Is there anything you would change?**

Landlords need to be able to conduct thorough background checks and use discretion on who may pose a risk to their safety or property. Under the proposal, a landlord could not reject my stalker rental application- even though he poses a huge risk to any woman he becomes obsessed with or any person who angers him.

---

**Q14. What convictions or types of convictions concern you most?**

Any level of violent crime- even misdemeanors. More recent crimes, or even older serious offenses. Stalking or harassment. DV. Drug offenses or DUIs as addiction can impair a persons ability to pay bills and be stable. Fraud, theft, shoplifting, financial crimes.

---

**Q15. Rate your level of support for this policy** Do not support

---

**Q16. Why did you answer this way?**

I'm not going to risk my ability to pay my bills and mortgage or provide for my child by taking a chance on a stranger.

---

**Q17. Is there anything you would change?**

I support the city granting housing vouchers to single parents and working people below poverty line.

---

**Q18. What credit history information is most concerning to you?**

Evictions, bankruptcy, poor credit.

---

**Q19. Rate your level of support for this policy** Do not support

---

**Q20. Why did you answer this way?**

Too risky. I'll just pull my rental off the market and find another way to augment my income, or rent to known people word-of-mouth only.

---

**Q21. Is there anything you would change?**

I would change most of the direction our city is going- it is going to backfire and result in landlords selling their rentals- further shrinking the supply.

---

**Q22. What rental history information is most concerning to you?**

-criminal history -poor credit and income -evictions

---

**Q23. Rate your level of support for this policy** Do not support

---

**Q24. Why did you answer this way?**

Again- I oppose anything that prevents me from thoroughly vetting people that I share my home with.

---

**Q25. Is there anything you would change?**

Yes- don't enact this policy- any of it.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I'd pull my ADU permanently off the market. Without question.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

I've covered my thoughts in detail on here.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

You need to research rent stabilization measures and their impacts on the market more thoroughly instead of enacting policies that feel good but hurt those they mean to help.

---



**Respondent No:** 149

**Login:** Registered

**Responded At:** Aug 06, 2025 14:48:32 pm

**Last Seen:** Aug 06, 2025 16:49:38 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Other (please specify)**

ID verification

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

To ensure that all applicants meet the income requirements to the monthly pay rent, pay rent timey when it is due, ensure the same, consistent screening practice for all those living at the community to reduce criminal behavior, quality living environment and to mitigate fraud.

**Q4. Do you require applicants to provide a Social Security number?**

No

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

Yes

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Not all applicants have a SSN so we are able provide alternatives forms of ID and by partnering with our 3rd party screening provider, who have methods and accessibility to pull credit, verification of ID, income using other avenues through the credit bureaus.

**Q7. Rate your level of support for this policy**

Somewhat support

**Q8. Why did you answer this way?**

Not in support of not being required to earn 2.0, 2.5 or 3 times the rent, but fully support the combined income aspect, as we currently do consider combined income when there are roommate situations and multiple lease holders. We also offer the option of a qualified guarantor if income requirements are not met.

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

The purpose for income verification is to ensure that the contractual legal agreement is met by paying the rent in full, when it is due is the purpose for this validation. Having paying residents at the community benefits everyone. The landlord/management company are able to maintain and maintenance the buildings based on this revenue in the form of rental payments made, to best operate, staff and care for the community.

**Q11. Rate your level of support for this policy**

Somewhat support

**Q12. Why did you answer this way?**

Fully support the bullet points 1-4 and is how our criminal screening is set to run, we currently have time limits in place based on the crime and if a felony or misdemeanor as well. I am not supportive of the "additional information" as I find this to be problematic and way to subjective. Additionally, fraudulent documents has become a wide spread and frequent occurrence. Documents can be fabricated, manipulated, or purchased on the internet, so whenever "additional documentation" is extended, there needs to be a way to validate said documentation to make sure it is legitimate.

**Q13. Is there anything you would change?**

not answered

**Q14. What convictions or types of convictions concern you most?**

Having the well-being in front of mind for all residents at our communities the crimes that are most concerning are the exceptions that are listed above. Violence against another person, property damage, manufacture or trafficking illegal drugs, human trafficking, or sex offender.

**Q15. Rate your level of support for this policy**

Fully support

**Q16. Why did you answer this way?**

We currently have these exceptions in place when it comes to credit. We do not include foreclosures, medical or student debt. We also offer the option of paying an additional deposit in instances where there is little to no credit, poor credit but not severe and if income qualifications are not met, we offer the option of a guarantor or co-applicant to combine income.

**Q17. Is there anything you would change?**

not answered

**Q18. What credit history information is most concerning to you?**

Collections, recent high level of charge offs and/or showing the repeat behavior of not paying bills at all or timely.

**Q19. Rate your level of support for this policy**

Fully support

**Q20. Why did you answer this way?**

These examples above capture that the eviction was satisfied, dismissed, or not an eviction due to non-payment or behavioral therefore it would make sense for this to not count against applicants.

**Q21. Is there anything you would change?**

A resource for landlords would need to be accessible and current to show status of evictions in order to follow the exceptions listed above and to verify various statuses. Also the ability to understand the nature of the eviction aside from just non-payment of rent, but if the eviction was due to a lease violation, i.e. manufacturing drugs, unauthorized occupants violations that could jeopardize the peaceful enjoyment of other residents.

**Q22. What rental history information is most concerning to you?**

Criminal behavior, lease violations with items such as unauthorized occupants and non-payment of rent.

**Q23. Rate your level of support for this policy**

Fully support

**Q24. Why did you answer this way?**

This is our current practice.

---

**Q25. Is there anything you would change?**

not answered

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

Already provided this in my response to each section/question.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

We have found that partnering with progressive, innovative 3rd party screening companies has been beneficial to keeping all screening practices consistent, non-subjective, and allows for considerate exceptions and methods to verify important qualifying criteria to ensure that the lease agreement will be met. Providing a quality home and community requires positive revenue to maintain the multi-million dollar asset and having good partners living at the community help to achieve this effort, therefore diligence and consistency with the screening is critical in achieving this.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Thank you for the opportunity to share the Landlord/Management perspective, and the space to explain the "why behind the what" in our screening practices of their extreme importance to successfully managing apartment homes.

---



**Respondent No:** 150

**Login:** Registered

**Responded At:** Aug 06, 2025 16:24:57 pm

**Last Seen:** Aug 06, 2025 22:32:13 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

I want to know if they can afford to pay their rent, and I like to talk to the prior landlord for a reference. A rental house is a significant financial asset, and I would like to know how they treated their prior rental. My tenants stay a long time. In the future, I would consider doing a criminal background check, as I would not want to have an ongoing working relationship with someone who has a history of violence.

Q4. **Do you require applicants to provide a Social Security number?** No

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

If a criminal background check required a SS#, I would ask, but otherwise, I don't see how it would help me.

Q7. **Rate your level of support for this policy** Somewhat support

Q8. **Why did you answer this way?**

This generally seems reasonable, but I would want to have the option to limit the number of household members the rent is relying on.

Q9. **Is there anything you would change?**

I would want to see a reliable history of income being earned, not someone who just started a job or has an erratic work history.

Q10. **What income or employment information is most concerning to you?**

An inconsistent work history; large or multiple gaps in earning income (would consider an explanation for this); or changing jobs frequently. Looking for someone who will be responsible.

Q11. **Rate your level of support for this policy** Do not support

Q12. **Why did you answer this way?**

I understand the point of this policy, but a 19 year old that committed a serious crime is information that I would want to weigh; someone with out a conviction could have pled to a lower level crime. I am choosing someone that I will have to interact with and perhaps go into their house. I want to access information to assess my own risk.

**Q13. Is there anything you would change?**

I think 2,3,and 4 are somewhat dependent on the the circumstances, and there's no way to know that if the information is not available. I agree with #1, and number 5.

---

**Q14. What convictions or types of convictions concern you most?**

Violence. Also drug manufacturing, and evidence of ongoing drug addiction.

---

**Q15. Rate your level of support for this policy**                      Somewhat support

---

**Q16. Why did you answer this way?**

I mostly support this, but if debt payments are a large percentage of their income, then that's not a very good option. But since my screening wouldn't tell me if they had such debt, I wouldn't encounter this.

---

**Q17. Is there anything you would change?**

If the debt was high, some explanation on how they can pay both rent and debt would be useful

---

**Q18. What credit history information is most concerning to you?**

evictions (I don't know if that's on a credit history) and pattern of not making payments.

---

**Q19. Rate your level of support for this policy**                      Somewhat support

---

**Q20. Why did you answer this way?**

It would depend on how many of these occurred; having multiple settlements or almost evictions is still a red flag. Certainly a "no-fault" eviction doesn't need to be reported. But, even if a tenant prevailed on an eviction, that doesn't tell me that it was unjust - could be landlord didn't follow proper procedures. I would want an explanation.

---

**Q21. Is there anything you would change?**

not answered

---

**Q22. What rental history information is most concerning to you?**

Non payment of rent, property damage,

---

**Q23. Rate your level of support for this policy**                      Fully support

---

**Q24. Why did you answer this way?**

None of those things relate to if they can pay their rent and be responsible tenants.

---

**Q25. Is there anything you would change?**

No.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

It may not, or I would go by word of mouth if I found them too restricting. I have a great concern for the level of homelessness and the lack of affordable housing.

---



**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

The City could consider some kind of insurance fund, or backing, to cover landlords who are (forced, willing, happy to) to take on tenants with disclosed and/or undisclosed risk factors. If someone has a terrible rental history or a ton of debt or no regular income, how about the City be willing to share the risk. That would be a service to both parties. I would like to see the city support landlords who are willing to provide low income housing on a smaller level and not just give tax breaks to large developers.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I think the lawmakers should distinguish between large, corporate landlords, and local, mom and pop type landlords. Or smaller rental businesses with under 10 or so rentals. These policies are offloading society's economic and social welfare problems related to wages, housing, incarceration, drug addiction, income disparity, etc, onto a small sector of businesses, eg, landlords. Some landlords may be better able to absorb these kind of risks but it's not the City's place to decide that landlords should have to at all.

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**Respondent No:** 151

**Login:** Registered

**Responded At:** Aug 06, 2025 22:18:27 pm

**Last Seen:** Aug 07, 2025 04:18:19 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
---	---

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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc) <b>Other (please specify)</b> I use a screening service provided by the Washington Landlord Association
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

I use screening to protect my investment. Would you be willing to lend a person you do not know \$500,000 without screening to protect your investment? We only have two rental homes, so the money we earn from these rentals is a critical part of our retirement income. Because we screen, our rental rates are below the going rates. We have two newer well maintained houses (1650 & 1850 sq feet). One is \$1815 per month (they have been there 11 years), the other is \$2250 (they have been there 3 years).

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

The social security number is required as part of the application form of the Washington Landlord Association

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

By the time you take out taxes, medical, & retirement, the net amount is significantly less. So how can a renter be able to reliably pay rent if they are at the upper extreme of the 2.5 times monthly rent? And if they are delinquent, it is very difficult to evict.

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Q9. Is there anything you would change?

Change income to 3X monthly rent

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Q10. What income or employment information is most concerning to you?

How can the employment information be confirmed as accurate without proper screening?

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Q11. Rate your level of support for this policy	Do not support
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**Q12. Why did you answer this way?**

Does the neighborhood want former felons living in their neighborhood? Previous convictions are generally an indication of character flaws that translate into potential future problems involving landlord problems.

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**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

How am I supposed to protect my investment? Credit history is a critical aspect in determining if a renter has the capacity to pay the rent on time.

---

**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

Evictions, bankruptcies, wage garnishment

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

An applicant that had a judgement against them is an indication of someone that does not respect the property of others. The rent I charge does not have an allowance in the fee to cover both the financial costs as well as the time and labor for me to obtain reimbursement.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

evictions

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

If we continued to rent our houses, we would need to increase the rent to cover future expenses that might occur because of these changes. At some point, we would evaluate whether to sell. If we sold the homes, we would expect at least a 6% return on our investments through an investment firm. We are currently experiencing a 2 1/2% return based on the value of the home. As a side note, a friend recently bought a home on the bay and was considering renting out their old house that was in the City of Olympia. I counseled them against such based on all the new regulations like rental registry, business license, rent regulations, etc. You most probably will hinder the small private individual from putting their home in the rental market. My perspective is that these individuals are not in it for big gains like the large investment companies that are buying houses. There are too many risks now for the small home renter

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

One approach would be for the City to have information seminars for people wanting to rent sharing what will help them obtain quality housing. Such things as how to build up their credit score, how to properly maintain the home, the value of education/specialized training to enable them to find better paying jobs. Another avenue is one on one counseling regarding the above..

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 152

**Login:** Registered

**Responded At:** Aug 07, 2025 13:26:14 pm

**Last Seen:** Aug 07, 2025 20:08:37 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To ensure we have safe tenants who can and will pay the rent.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	Our property management company handles this process, I do not know their social security procedures. This is a question for Hometown Property Management.
Q7. Rate your level of support for this policy	Fully support
Q8. Why did you answer this way?	It is a good bar to judge by, and with how expensive housing/rental prices are no one person can afford rent without help these days. It would not be possible for people to live anywhere without a roommate.
Q9. Is there anything you would change?	To this rule, no.
Q10. What income or employment information is most concerning to you?	If their income is too low or their employment history is very scattered/they job hop or they have not been at a job long.
Q11. Rate your level of support for this policy	Fully support
Q12. Why did you answer this way?	I believe people are capable of change if they want to change. They should not be judged by their past unless their past is still their present.
Q13. Is there anything you would change?	No.

**Q14. What convictions or types of convictions concern you most?**

Ones that resulted in harm to another living being either physically, through drugs, or mentally.

---

**Q15. Rate your level of support for this policy**

Fully support

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**Q16. Why did you answer this way?**

Credit is a poor judge of someone's ability to pay their bills, and people should not be judged for medical problems or wanting to get an education.

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**Q17. Is there anything you would change?**

No.

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**Q18. What credit history information is most concerning to you?**

A history of not paying their bills.

---

**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

Everything I support except "Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off)". If the tenant was evicted for nonpayment that is concerning. I would not want to rent to someone who will not pay even if they plan to pay it back, there is no guarantee of that even if they have paid in the past.

---

**Q21. Is there anything you would change?**

I would remove "Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off)". I feel that should be a judgement call by the owner.

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**Q22. What rental history information is most concerning to you?**

Evicted for violent/criminal behavior or nonpayment.

---

**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

I feel if you want to be in this country you should go the legal route. I can not support someone who is here illegally.

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**Q25. Is there anything you would change?**

If they do not have a Social Security number they should be able to provide another form of identification that states they are allowed to live in this country.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I do not believe it would change much seeing as we have not had any past issues.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

No.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

No.

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**Respondent No:** 153

**Login:** Registered

**Responded At:** Aug 07, 2025 16:53:31 pm

**Last Seen:** Aug 07, 2025 23:00:51 pm

Q1. **Are you a: (select any or all that apply)**

**Other (please specify)**

Home owner considering having rental

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

not answered

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

not answered

Q4. **Do you require applicants to provide a Social Security number?**

not answered

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?**

not answered

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

not answered

Q7. **Rate your level of support for this policy**

Neutral/unsure

Q8. **Why did you answer this way?**

Without full proposal, I cannot assess policy, i.e. don't ask question without full policy. In addition, many people would likely like to compare the policy referred to here with City current policy.

Q9. **Is there anything you would change?**

I DO think income requirement of 3Xs the monthly rent is likely too high. We all pay more for housing than whatever different proportion is "recommended" or considered more than ideal. Also, allowing more than whoever is signing lease/agreement is not wise if those people all are signers on agreement. I say latter in response to abstract element asked about in first question of course.

Q10. **What income or employment information is most concerning to you?**

A better way to ask this would be to list all elements/info under consideration. That is the real question I expect. Also, survey respondents can not be expected to bring all criteria up in their head without brief listing of what you want to know about, including new aspects being considered.

Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

Pros and cons of each element asked about needs to be discussed in the community (Council meeting and solicitation of input from community) and evidence examined for each element.



**Q13. Is there anything you would change?**

Going to 2.5 income to rent seems reasonable.

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**Q14. What convictions or types of convictions concern you most?**

Property crime (this is most common), any conviction of crime considered violent, conviction for drug sales, conviction for unlawful firearm possession.

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**Q15. Rate your level of support for this policy**

Neutral/unsure

---

**Q16. Why did you answer this way?**

Want more information about the experience of home owners on what they know of these 3 elements relation to paying the rent.

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**Q17. Is there anything you would change?**

See my answer to Q. 16 directly above.

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**Q18. What credit history information is most concerning to you?**

Educational debt is understandable given high cost of education these days. Having documentation that the individual is paying on it satisfactorily, or in communication with lender for dealing with it, and taking into the monthly repayment amount could tackle this issue reasonably, considering data on how this variable influences an individual's successful monthly rental payment.

---

**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

Eviction history may well predict future successful rental payments. If it does, landlords should be able to take this info into account. The last 2 elements may tell a different story. More info is needed to assess each element for inclusion or exclusion in any policy in this general area.

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

If the eviction clearly was not the renter's fault, it is irrational to take the eviction as a negative on the renter applicant.

---

**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

The 2nd element I support.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

It could alter my planning on having rental.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Do NOT make decisions based on general view (pro-renter rights vs. landlord rights), but on specific things known to be working vs. not working for parties in Olympia. Also, do NOT go forward without more discussion and collection & analysis of information. Please see my answers for some specifics.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Thanks for reaching out to the community! This is very important for cohesion in the community. No party involved should be seen as evil or trying to screw other party over. All have valid interests and concerns that deserve adequate consideration for changes in policy.

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**Respondent No:** 154

**Login:** Registered

**Responded At:** Aug 07, 2025 21:02:45 pm

**Last Seen:** Aug 08, 2025 03:18:38 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc) <b>Other (please specify)</b> References from past landlords, personal references.
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.

Real estate is very expensive to own and maintain, especially in a city that taxes the hell out of property owners. If a tenant stops paying rent or destroys my property, I will be forced to sell it to a large multinational investment company and they will be a lot more difficult for tenants to work with. The value of having a local small town landlord seems worthwhile for the community, so I have to do the best I can to find tenants I can trust with my investment.

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Q4. Do you require applicants to provide a Social Security number?	Yes
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?

To protect myself and my assets from a city that appears to only want large multinational corporations to be able to afford to offer housing in this city. Have you ever tried to file for eviction, unpaid rent, or damages against someone who doesn't have a social security number?

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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?

I think landlords should be able to set the requirements in a way that protects and supports them when the city doesn't care at all about small time landlords. Tenants already frequently lie about household and income. This policy would make it harder for landlords to protect themselves.

---

Q9. Is there anything you would change?

City of Olympia required to provide legal and financial support for landlords who are victims of exploitative tenants. Applies only to large landlords or investment companies.

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Q10. What income or employment information is most concerning to you?

Tenants are unemployed or underemployed, tenants provide misleading or fraudulent information about household and income. Tenants cannot pay the rent and cause property destruction they can't afford.

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Q11. **Rate your level of support for this policy**

Do not support

Q12. **Why did you answer this way?**

I think landlords should be able to set the requirements in a way that protects and supports them when the city doesn't care at all about small time landlords. Let landlords decide what risks they can bear. There are already laws about this. It's a waste of time for the city to create duplicative and restrictive policies.

Q13. **Is there anything you would change?**

Applies only to large landlords or investment companies.

Q14. **What convictions or types of convictions concern you most?**

Financial crimes, violent crimes, sexual assault, fraud, identity theft.

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

I think landlords should be able to set the requirements in a way that protects and supports them when the city doesn't care at all about small time landlords.

Q17. **Is there anything you would change?**

Applies only to large landlords or investment companies. City is legally and financially supportive of landlords who are victims of tenants who do not pay rent or damage property.

Q18. **What credit history information is most concerning to you?**

not answered

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

I think landlords should be able to set the requirements in a way that protects and supports them when the city doesn't care at all about small time landlords.

Q21. **Is there anything you would change?**

City of Olympia is required to provide legal and financial support for landlords going through eviction. The city can carry the risk of those tenants. Applies only to large landlords or investment companies.

Q22. **What rental history information is most concerning to you?**

Eviction, property destruction, squatting.

Q23. **Rate your level of support for this policy**

Do not support

Q24. **Why did you answer this way?**

I think landlords should be able to set the requirements in a way that protects and supports them when the city doesn't care at all about small time landlords. Let landlords decide how much risk they can tolerate.

**Q25. Is there anything you would change?**

Applies only to landlords with more than five properties, or a corporation.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would likely sell my property and let someone else deal with your crap.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Talk to landlords more collaboratively.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

you need to think further into the future about how these policies are going to change the face of the rental market in Olympia. This is creating an environment where the only landlords left will be large corporate landlords who do not deal with the nuance and complex humanity of local landlords.

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**Respondent No:** 155

**Login:** Registered

**Responded At:** Aug 07, 2025 21:58:52 pm

**Last Seen:** Aug 08, 2025 04:08:14 am

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties in Olympia
Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc)
Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To ensure tenants will take care of the rental, be good neighbors, and be able to pay the rent and any utilities.
Q4. Do you require applicants to provide a Social Security number?	Yes
Q5. Do you have an alternative process for applicants who don't have a Social Security number?	No
Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	It's required by the professional screening services in order to run credit and criminal background checks.
Q7. Rate your level of support for this policy	Somewhat support
Q8. Why did you answer this way?	I'm fine with this proposal, but other landlords may want to use a higher rent to income ratio, and we shouldn't tell them they can't.
Q9. Is there anything you would change?	not answered
Q10. What income or employment information is most concerning to you?	Insufficient income to cover rent and utilities, and other bills such as car loan and credit card payments. Inconsistent work history like multiple short-term jobs and/or bouncing from job to job.
Q11. Rate your level of support for this policy	Somewhat support
Q12. Why did you answer this way?	Mostly OK, but a sex offense older than 5 years, but not registered for life, is very concerning and should be grounds for rejection. This would also protect other tenants living at the property in a multi-family or multi-unit property.
Q13. Is there anything you would change?	Any sex offence from any time, however old, should be grounds for rejection.

**Q14. What convictions or types of convictions concern you most?**

Sex offenders. The research is clear that these types of people rarely, if ever, become rehabilitated.

---

**Q15. Rate your level of support for this policy**

Somewhat support

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**Q16. Why did you answer this way?**

Credit History: a landlord should make their own decision about what level of risk they want to take for their property/asset if a potential tenant has no or insufficient credit. Debt: this just sets everyone up for failure - without sufficient income to cover debt payments and rent, tenants will soon be facing eviction. That's not good for anyone, or our already over-burdened court system. I'm fine w/ allowing vouchers and co-signers.

---

**Q17. Is there anything you would change?**

Strike the first two bullets regarding credit and debt.

---

**Q18. What credit history information is most concerning to you?**

High level of debt and high monthly payments.

---

**Q19. Rate your level of support for this policy**

Somewhat support

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**Q20. Why did you answer this way?**

Mostly seems reasonable, but how do you get this detailed level of information on evictions? Who is going to provide it? Who is going to monitor and enforce this?

---

**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

Not taking good care of a rental unit, not paying rent, and not being a good neighbor.

---

**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

Seems like it might be reasonable, but I've never had any experience with this so don't know the potential risks.

---

**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

I typically use third-party screening services/companies that provide an industry-standard report and background information. Some of the proposed policies will likely conflict. I call prior landlords directly for first-hand information about potential tenants, and a hope we would still be able to do that.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

If you are going to limit our ability to screen tenants, the city should set up a fund to reimburse landlords for excessive damage and lost rent that isn't covered by a security deposit. You could do nothing. Many landlords are reasonable/flexible, and those that are more restrictive will have a harder time renting their properties. Especially as more supply/inventory is coming on the market.

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

Thorough screening is crucial to finding good tenants - those that take care of a place and can afford the rent and utilities. It also helps other existing tenants in a multi-family situation, so they end up with decent neighbors. When I was a renter in an apartment complex, I very much appreciated the landlords carefully screening tenants. Rental properties are extremely valuable assets, and we as landlords are handing the keys over to tenants. All we have to protect ourselves is screening, a rental contract, and a deposit. And you simply cannot collect a high enough deposit (even prior to any restrictions/limitations because the market simply would not bear it) to cover the potential damage a bad tenant could cause. For example, if floor coverings are damaged/ruined (which is not uncommon), it will cost more than a standard deposit to replace. Landlords assume a huge risk renting out their properties and need to carefully screen potential tenants to be fair to existing neighboring tenants, and to minimize and mitigate our risk.

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**Respondent No:** 156

**Login:** Registered

**Responded At:** Aug 07, 2025 23:28:48 pm

**Last Seen:** Aug 08, 2025 05:51:48 am

- 
- Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties outside Olympia
- 
- Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)** Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)
- 
- Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**
- Financial planners recommend that people spend no more than 1/3 of their income on housing. If a tenant can't afford the housing, that will be a problem for the tenant, the housing provider, the utility provider etc.
- 
- Q4. **Do you require applicants to provide a Social Security number?** No
- 
- Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes
- 
- Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**
- Landlords ask for social security numbers so they can pull credit history and verify their applicants' identities during a background check. These reports allow landlords to determine whether an applicant is likely to be a quality long-term tenant. A tenant can pull their own credit history and criminal records. Housing provider needs to verify the potential tenant isn't a risk to other tenants or a financial risk to themselves.
- 
- Q7. **Rate your level of support for this policy** Do not support
- 
- Q8. **Why did you answer this way?**
- These are two different issues, so a very poorly worded questions. Why ask it this way? The housing provider needs to ensure that tenants, individually or as a group can carry the rent. Too many times 2 or more rent then 1 person leaves and will only pay their portion of the rent. That is not fair to the housing provider.
- 
- Q9. **Is there anything you would change?**
- How you asked the above questions. If two people signed for a car loan, they will both beheld to making the payment. Why should a renter leave a rental and the remaining tenant only pay a portion of the rent?
- 
- Q10. **What income or employment information is most concerning to you?**
- Stability in employment. It can be the same job or a progression of more responsible jobs. Scattered work and lengthy periods of unemployment are a risk to the housing provider.
- 
- Q11. **Rate your level of support for this policy** Somewhat support
-

**Q12. Why did you answer this way?**

I recall a state elected official complaining during a landlord tenant bill discussion that she and her husband, both ex convicts fresh out of prison, could not find a place to rent. They had no rental history, no recent employment, no references. And she felt entitled to have a housing provider give her an apartment free for the first month. Would a car dealer give her a car and waive a payment? or give her a loan under those circumstances?

---

**Q13. Is there anything you would change?**

Selling drugs is allowed? Financial charges? Gang related offenses?

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**Q14. What convictions or types of convictions concern you most?**

Financial, violence, sex offenses

---

**Q15. Rate your level of support for this policy** Do not support

---

**Q16. Why did you answer this way?**

Again you have multiple issues in 1 question. That is not how proper surveys are conducted. What is "insufficient"? It should be as sufficient as applying for a mortgage or to buy a car.

---

**Q17. Is there anything you would change?**

Housing Choice Vouchers do not last very long. If they no longer have the voucher, the housing provider is stuck with a tenant who will not pay rent. HV should be guaranteed for life for the housing provider. Debt is debt. So the tenant will be free to pay of debt before paying for their housing? I don't; think so. And you wonder why housing providers are dumping their properties or their properties are being repossessed.

---

**Q18. What credit history information is most concerning to you?**

Pay all bills on time, pay all bills per the bill i.e. no missed or partial payments.

---

**Q19. Rate your level of support for this policy** Do not support

---

**Q20. Why did you answer this way?**

The PROSPECTIVE tenant needs to be honest. If they have an eviction they can explain it. If not, they are not to be trusted.

---

**Q21. Is there anything you would change?**

Agarin, why do you have multiple polices which might need different responses. Lazy survey writing.

---

**Q22. What rental history information is most concerning to you?**

Length of stay, honesty about info so when I call to confirm, the landlord agrees with what applicant reported.

---

**Q23. Rate your level of support for this policy** Do not support

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**Q24. Why did you answer this way?**

Again, you lump policies and expect 1 answer when multiple answers would do. Lazy lazy lazy survey writing. How can you possibly report out honestly on responses? No insurance policies cover properties rented to individuals without proper documentation, potentially leaving landlords vulnerable in the event of an injury lawsuit or damage to their property.

---

**Q25. Is there anything you would change?**

I can't easily respond when you group policies as you do. I do not want to rent to anyone who lies to me. I do not want to rent to anyone who uses forged documents. I think the better approach is to ask the undocumented to get documented. That would solve the issue. As I understand it, ICE is already pursuing landlords who rent to illegals/undocumented. dreamers etc. Those without proper paperwork.

---

**Q26. If the City implemented these policies, how it would it impact how you do business?**

I would sell all my rentals.

---

**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Why don't you work more closely with housing providers? Why do you expect housing providers to give property to tenants who won't pay rent?

---

**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

You do not make grocers give free groceries to renters, or utilities to provide free utilities to renters etc etc. Do you realize that allowing renters to not pay rent but to spend their money on other things drives housing providers out of business? Do you want to drive certain business out of the city? Housing costs are driven by supply and demand, If you can't designate, zone and permit housing you will have higher cost housing. It is not the fault of the housing provider. After Covid, many tenants began trashing properties, refusing to pay rent and otherwise abusing housing providers. They were able to live rent free and faced no consequences for bad behavior during Covid and expect a free ride for ever more. Housing providers went unpaid for years during Covid, insurance, property taxes, construction costs, etc have skyrocketed. It is very difficult to take a risk on a tenant who has a poor history but you believe they can be a good tenant. Why gamble anymore?

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**Respondent No:** 157

**Login:** Registered

**Responded At:** Aug 08, 2025 08:20:49 am

**Last Seen:** Aug 08, 2025 13:41:24 pm

**Q1. Are you a: (select any or all that apply)**

Landlord/property manager with rental properties in Olympia

Landlord/property manager with rental properties outside Olympia

**Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)

Credit check

Criminal background check

Rental history check (evictions, references, etc)

**Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We use income verification to insure that the tenant can make the monthly payments , credit check is used to verify how well they manage their income and pay their bills, we use criminal background check in all states to verify any felony charges we need to protect the neighborhood/kids etc in the surrounding areas, we use evictions/references to protect homeowner on any tenants that could possibly not pay rent. Homeowners also need to be protected. Most of them live out of state (military etc) and having to pay two mortgages/rents is financially not doable. They usually keep their home here because they are wanting to move back. We don't want tenants that will damage or not pay rent. Unfortunately prices of homes are up which means mortgages go up and the owner needs at least what they pay to the lender to survive.

**Q4. Do you require applicants to provide a Social Security number?**

Yes

**Q5. Do you have an alternative process for applicants who don't have a Social Security number?**

No

**Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We need to verify income, credit and criminal check

**Q7. Rate your level of support for this policy**

Do not support

**Q8. Why did you answer this way?**

not answered

**Q9. Is there anything you would change?**

not answered

**Q10. What income or employment information is most concerning to you?**

not answered

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

not answered

**Q13. Is there anything you would change?**

not answered

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**Q14. What convictions or types of convictions concern you most?**

not answered

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

not answered

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**Q17. Is there anything you would change?**

not answered

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**Q18. What credit history information is most concerning to you?**

not answered

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

not answered

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**Q21. Is there anything you would change?**

not answered

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**Q22. What rental history information is most concerning to you?**

not answered

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**Q23. Rate your level of support for this policy**

Do not support

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**Q24. Why did you answer this way?**

not answered

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

This would put a larger liability on us and would consider not handling property management any longer

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

We understand the economy and how hard it is for everyone living in Washington State. taxes are up along with living expenses in our state. Rents and homes prices are up also.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 158

**Login:** Registered

**Responded At:** Aug 08, 2025 11:17:53 am

**Last Seen:** Aug 08, 2025 17:48:32 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We want to know as much as possible about an applicant to mitigate risk for all involved. We do not utilize just a credit score but a full credit background to see how they manage their finances and debt. Credit background is the number one correlating item as to not only if a household will pay on time, but also how well they will take care of a physical property.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** Yes

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

Require SS# for full background screening and identification. We accept other government provided documentation for all those legally residing in the United States. Without this verification there is little or no recourse for foreign nationals if something goes wrong.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

Restricting income/rent ratios means higher risks of failure should something go wrong. We try not to put potential residents in situations in which they may fail, and we see applicants who want to push their resources to the limits when alternatives are available.

Q9. **Is there anything you would change?**

Unrelated parties (roommates) are very difficult to manage without each having some ability to provide for the entire rent of a property. We have seen that one or more of the roommates may leave and the remaining individuals not be able to provide for the full rent. Yet with new State and Local rules regarding notice and eviction, it is then a long and expensive process if they do not agree to leave or find a potential qualified replacement.

Q10. **What income or employment information is most concerning to you?**

Being able to provide stable, long-term verification of employment and not spending more than approximately 35% of income on housing. Leave it up to the housing providers to set their own criteria. If they are too strict, then they will have long vacancies or need to rent at a lower market rate.

**Q11. Rate your level of support for this policy**

Do not support

**Q12. Why did you answer this way?**

We do not trust that once these restrictions are implemented that they will not be changed to further exclude the basics. We already are required by HUD to review each applicant individually and make a judgement on criminal history (and thus accept even further liability if we move someone into a community and something bad happens). Not sure what the magic number is with 5 yrs. Let the housing providers follow national HUD guidelines and not create another patchwork of restrictions.

**Q13. Is there anything you would change?**

Get rid of the 5-year restriction.

**Q14. What convictions or types of convictions concern you most?**

Crimes against people and property.

**Q15. Rate your level of support for this policy**

Do not support

**Q16. Why did you answer this way?**

We already are flexible on criteria provided all other items are solid. A large debt load (regardless of type of debt - unless investment debt such as a mortgage which is verified to be off-set by rent) means a household could easily drop into crisis. We see people who make 10 - 20K per month who are terrible managers of their finances and credit. Let the housing providers decide how much risk to accept. Remember credit is the number one predictor of how well a household will do in a home.

**Q17. Is there anything you would change?**

not answered

**Q18. What credit history information is most concerning to you?**

The pattern within their entire history - how they manage finances.

**Q19. Rate your level of support for this policy**

Do not support

**Q20. Why did you answer this way?**

Let the housing providers decide if all things considered, they would accept the added risk. For instance - if someone was evicted but eventually paid off the debt - that is a good sign. But it still means that they did not vacate the property when asked to do so. When someone lives in a house or an apartment and refuses to pay rent, this is considered stealing. This is wrong. There are so many people out there who work hard and follow the laws and rules, but yet you are making it harder and harder for those types to find housing just because you want to watch out for the ones who have trouble with abiding by the laws and rules.

**Q21. Is there anything you would change?**

not answered

**Q22. What rental history information is most concerning to you?**

Communication, taking care of property, paying on time - in other words - did they follow through with their obligations.

**Q23. Rate your level of support for this policy**

Do not support

**Q24. Why did you answer this way?**

If all of these new regulations are passed, you are asking all housing providers to rent to unknown people. The risks are too high for most providers, but some chose to rent to undocumented people as a matter of policy. Leave it to the individual housing providers - do not set the entire marketplace up for higher risk. And the Government should be the ones providing the housing to the undocumented since the Government decided to let them in.

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**Q25. Is there anything you would change?**

not answered

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would adjust by holding even tighter to the remaining criteria for risk management that we are allowed to use. We already handle each applicant individually and feel that we are responsible in advising potential applicants if they will qualify prior to spending money on a background check and if they will not, then where they may go to secure housing successfully.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Yes - work with the housing providers to address whatever the issues that come up.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

We are a "mom and pop" provider with a few homes that we want to let fellow Olympians rent. We love the idea that different families/individuals can live in different neighborhoods, but not have to commit to a long-term mortgage. If there weren't people like us who are willing to rent out our home then these people would not have these opportunities. Not everyone wants to live in an apartment or even own a home. I know lots of people, with all different types of backgrounds, who do not want to own, they like renting. They like moving around trying different locations and being able to call someone to come fix the sticky door or inoperable dishwasher. We are not the "evil landlords" that you make us out to be. I know there are some bad landlords/owners but most of us are not. Don't punish the landlords/owners for things that others do. We have jobs in this community and use that money to pay for these homes. We work hard to pay our taxes and to pay for the upkeep of each home. We work hard to provide clean, safe, fun, homes to live in. It cost money and a lot of sweat to own a home. I feel that the government doesn't recognize our side. We are not in this "business" to make lots of money. We want to help people live in this beautiful community, but we also don't want to be taken advantage of. We feel like the government is starting to overstep. If the government wants to provide housing for the high-risk renters, then they must provide it themselves. Don't put it on the individual homeowners to provide it for them. We think the City should let more developments build houses and apartments. Seems like there are too many restrictions and red-tape. They all seem to be building outside of Olympia. Please note that if you make things too difficult and too risky for housing owners, they will sell their houses and then there will be less for the public to rent from creating even less supply and even higher rent\$.

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**Respondent No:** 159

**Login:** Registered

**Responded At:** Aug 08, 2025 16:39:58 pm

**Last Seen:** Aug 08, 2025 23:26:09 pm

Q1. Are you a: (select any or all that apply)	Landlord/property manager with rental properties outside Olympia Former landlord/property manager in Olympia
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Q2. When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)	Income verification (paystubs, W-2, bank statements, etc) Credit check Criminal background check Rental history check (evictions, references, etc) <b>Other (please specify)</b> Rental Verification. No Credit score minimum but credit history.
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Q3. For the screening processes you selected in question #2, please explain why you choose to use these screening policies.	To measure risk
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Q4. Do you require applicants to provide a Social Security number?	No
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Q5. Do you have an alternative process for applicants who don't have a Social Security number?	Yes
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Q6. Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?	It is one of the ID options we request. All applicants must present a valid driver's license or other government-issued photo identification and one of the following; 1) a United States government issued Social Security number; 2) Form I-94 Arrival-Departure Record showing entry date and authorized period of stay; 3) temporary resident alien card verifying approved entry by the United States government (I-94W); 4) Form I-95; 5) Form I-151; 6) I-551 Permanent Resident Card (Alien Registration Receipt Card); 7) Form I -688 Temporary Resident Card; 8) Form 1- 688A Employment Authorization Card; 9) Form I-688B; 10) Form I-766 11) Other form of government issued ID.
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Q7. Rate your level of support for this policy	Do not support
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Q8. Why did you answer this way?	I fully support combined income in compliance with statewide source of income protection. I do NOT support the requirement of limiting the rent to income ratio. I feel this sets up households to spend even more of their pre-tax income on rent then is reasonable and feasible. It is setting up people to fail.
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Q9. Is there anything you would change?	Yes, this is not necessary because Source of Income is already protected in the state of Washington. Limiting rent to income ratio's sets people up to fail.
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Q10. What income or employment information is most concerning to you?	Fraudulent reported income.
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Q11. **Rate your level of support for this policy**

Somewhat support

Q12. **Why did you answer this way?**

This follows the HUD guidance of an individualized assessment when an applicant is denied.

Q13. **Is there anything you would change?**

Applicants can't be rejected based on arrest records that did not result in conviction &lt; if charges are still in progress/recent this can pose a safety risk to the community.

Q14. **What convictions or types of convictions concern you most?**

Those with the highest recidivism rate and those that impact neighbors and properties.

Q15. **Rate your level of support for this policy**

Do not support

Q16. **Why did you answer this way?**

not answered

Q17. **Is there anything you would change?**

Applicants cannot be rejected based on their credit history if they pay their rent using a Housing Choice Voucher or have a cosigner who has guaranteed their rent payments &lt; this does not make sense, if paid with a voucher, it should be on time and generally is. Applicants cannot be rejected based on medical debt or education/vocational debt &lt; this is still owed, and can be used to impact wages and housing outcomes.

Q18. **What credit history information is most concerning to you?**

not answered

Q19. **Rate your level of support for this policy**

Do not support

Q20. **Why did you answer this way?**

Applicants cannot be rejected based on no-fault evictions (such as if the landlord needed to move back into the unit, or the landlord decided to sell the unit) &lt; this is not an eviction. this is a move out scenario.

Q21. **Is there anything you would change?**

Eviction history should be used unless the debt is paid.

Q22. **What rental history information is most concerning to you?**

OLD's are granted to all who request it in my experience. It should only be used if the debt is paid.

Q23. **Rate your level of support for this policy**

Somewhat support

Q24. **Why did you answer this way?**

Agree - but need to ensure there is a way to verify their identity / complete screening.

Q25. **Is there anything you would change?**

not answered

**Q26. If the City implemented these policies, how it would it impact how you do business?**

encourage investment in other cities/states.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

More timely rental assistance for those in need in our community.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

not answered

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**Respondent No:** 160

**Login:** Registered

**Responded At:** Aug 08, 2025 16:59:13 pm

**Last Seen:** Aug 08, 2025 22:58:51 pm

Q1. **Are you a: (select any or all that apply)** Landlord/property manager with rental properties in Olympia

Q2. **When you screen rental housing applicants, what do you include in your screening? (select any or all that apply)**

Income verification (paystubs, W-2, bank statements, etc)  
Credit check  
Criminal background check  
Rental history check (evictions, references, etc)

Q3. **For the screening processes you selected in question #2, please explain why you choose to use these screening policies.**

We want to ensure that that renters will be able to comfortably and consistently pay the rent. We are retired and depend on rental income to pay our mortgage and other core expenses. Retirement can be great but it's also scary with unknown longevity (but we both have direct ancestors who mostly lived to 94-102) and unpredictable health condition while prices of healthcare and home care rising dramatically.

Q4. **Do you require applicants to provide a Social Security number?** Yes

Q5. **Do you have an alternative process for applicants who don't have a Social Security number?** No

Q6. **Why do you or don't you require applicants to provide a Social Security number and what alternative process or documentation do you require if you don't require a Social Security number?**

We use Zillow for background checks, and Cozy before this, and they both require SSNs for reliable, detailed background checks from credit bureaus and government organizations who understandably won't share such information without confirming a close connection to the people in question.

Q7. **Rate your level of support for this policy** Do not support

Q8. **Why did you answer this way?**

The guidelines we've seen recommend income 3x more than housing expenses, which include rent and utilities. That's much different from 2.5x rent alone. Again, we're older, retired landlords depending on consistent rent payments. Finally, the trend in municipal rental regulations is towards limiting options at landlord's disposal if a tenant doesn't pay the rent consistently, including limiting penalties for late rent to \$10 while landlords can't be late with their mortgage payments, and including having us pay them two and a half months of rent if they decide they can't afford it--which seems outrageous to us. Coupled with missed rent, that could reduce our rental income for the year by 25% or more. Finally, if two or three people rent together and then 1-2 move out, the remaining tenant won't be able to pay the rent. Having said all this, we may accept someone with less than 3x the rent if there are other positive factors, such as substantial verified savings.

Q9. **Is there anything you would change?**

Increase the maximum required income to 3x the rent. Include a stipulation that if multiple people qualify with their combined rents, if any of them leave and they are not immediately replaced by someone with the same verified earnings and who does a background check and signs the rental agreement, then the landlord can end the rental period with adequate notice. And increase the allowable penalty for late payments (even though this isn't part of this proposed rule)

**Q10. What income or employment information is most concerning to you?**

Variable and low income from jobs with variable hours or tips and not much savings.

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**Q11. Rate your level of support for this policy**

Somewhat support

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**Q12. Why did you answer this way?**

Somewhat supportive. Convictions from more than five years ago that pertain to financial crimes could be as relevant than those that pertain to violence and drugs. Crimes committed as a minor could be relevant if they were only a few years ago. We haven't had any applicants so far with any serious criminal records and it's hard for me to think of what crimes might be relevant, so I object to a regulation that precludes me from considering all but four types of crime. I don't know enough about crime to understand why convictions may be vacated, expunged or sealed, so can't support that until I know more. Again, we are older, retired people depending on this income rather than a big corporation with lawyers to explain these things, so while we try to be considerate in giving some people with a challenging life a break, we don't want to be inordinately restricted from considering criminal backgrounds. Just to clarify, just because we don't want to be precluded from rejecting someone for a criminal record, that doesn't mean we always will; it's just one data point.

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**Q13. Is there anything you would change?**

Don't limit what crimes from 5+ years ago landlords consider in approving or rejecting an applicant. Don't completely prohibit consideration of a crime committed as a minor, or at least not until the applicant is say 30+ years old. Don't preclude landlords from rejecting criminals whose records have been vacated, expunged or sealed.

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**Q14. What convictions or types of convictions concern you most?**

Violence against people and property, indicating if they're unhappy they may come after us and/or our house.

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**Q15. Rate your level of support for this policy**

Do not support

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**Q16. Why did you answer this way?**

It seems reasonable for landlords to want to see some credible evidence that a prospective tenant has demonstrated the ability, willingness, and self-discipline to pay their bills in a timely manner. A landlord could make some allowance for an applicant with medical or educational debt, but to flat-out preclude rejections based on any type of substantial debt is unreasonable. I'm unfamiliar with the Housing Choice Voucher but that could be okay. I think locking an applicant with substantial debt or no experience in paying bills into an agreement to pay rent would be doing a disservice to them well as to us.

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**Q17. Is there anything you would change?**

Don't restrict landlords from considering credit history or lack thereof.

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**Q18. What credit history information is most concerning to you?**

Terrible credit score and frequent missed payments, or very late payments that went to a collection agency, or a poor debt-to-income ratio.

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**Q19. Rate your level of support for this policy**

Do not support

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**Q20. Why did you answer this way?**

This is another case of asking landlords to agree to strict regulations based upon court proceedings with which they may have little familiarity--at least is that's my case. "Applicants cannot be rejected based on evictions where an order of limited dissemination was entered (this is a court order that limits reporting of information about the eviction to credit agencies)"; just because some of the information is buried may not change the fact of very poor performance. "Applicants cannot be rejected based on judgments against the tenant that have been satisfied (paid off) ". It's good that the applicant paid his dues, but it doesn't change the fact of what they did—and it was validated and bad enough to result in a judgement. "Applicants cannot be rejected based on evictions that were withdrawn, settled or dismissed (the case was dropped, or the landlord and tenant came to their own agreement)"; maybe the renter was caught doing something terrible but paid money to satisfy the landlords--that's still bad. These don't sound like thing that should regulated as off the table for landlords to consider. And I want to reiterate; we are an elderly couple who depend on this rent to pay our bills, so don't want all areas of potential discretion to be regulated away, however we believe in taking other positive factors into consideration as well as considering the details of cause for eviction.

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**Q21. Is there anything you would change?**

At least exclude the three bullets with which I have concerns.

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**Q22. What rental history information is most concerning to you?**

We have been fortunate to have happy, well-behaved renters so far so don't have good examples, but it seems like renters who stopped paying rent for multiple months--out of necessity or to join a trendy "rent strike", renters who skipped out without paying their last month's rent, and those who did serious damage to the home.

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**Q23. Rate your level of support for this policy**

Somewhat support

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**Q24. Why did you answer this way?**

We are supportive of supporting immigrants and refugees here, and would consider alternative documents to establish eligibility for those with a SSN. However, once again, we don't want heavy-handed language precluding what we can consider. We are well acquainting with a Mexican family that is here illegally but are hard-working and honest, so would definitely consider renting to them. However with ICE ramping up their campaigns to ferret out illegal immigrants, we will run a risk of having our renter suddenly disappear without notice. As I've said a number of times, we look at the big picture. If they have a great employment track record and are actively trying to "keep their head down" to avoid ICE, we may well rent to them; these people need a break.

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**Q25. Is there anything you would change?**

Delete the third bullet.

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**Q26. If the City implemented these policies, how it would it impact how you do business?**

We would reconsider other investment opportunities, and possibly sell the house. That would shrink the already anemic inventory of rental properties.

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**Q27. Do you have any other suggestions or ideas for how the City might address this issue?**

Have another group discussion with landlords at City Hall.

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**Q28. Are there any other thoughts or ideas you'd like to share with the City?**

I commend the city for working hard to protect the marginalized populations in our city. Lack of affordable housing is a huge and complex issue, and this is just one part of it. I just caution against pushing too hard so landlords sell off their properties and renters have even fewer options. I would be sad about that. The man about to move into one of our two rental houses is getting divorced from the woman living across the street from the rental house. He had some red flags, but overall he presented a reasonably qualified candidate and we were glad to help this couple who are both very dedicated to their children to live close enough to make that easier on all involved. We have had mostly great renters we were glad to get to know. I hope that continues.

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