



Land Use & Environment Committee

Vulnerable Renter Protection Next Steps

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Title

Vulnerable Renter Protection Next Steps

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive a report on regional activities regarding renter protections. Briefing only; No action requested.

Report

Issue:

Whether to receive an update from staff on the ongoing meetings of staff from Tumwater, Lacey, Thurston County and Olympia regarding renter protections that could be added in all those jurisdictions. Staff will also present how the recent changes at the state level will impact renter protections and the benefits and challenges of a cross-jurisdictional approach.

Staff Contact:

Cary Retlin, Housing Manager, Community Planning & Development, 360.570.3956.

Presenter(s):

Cary Retlin, Housing Manager

Background and Analysis:

In May, Tumwater staff approached Olympia, Lacey, and Thurston County and proposed a cross-jurisdictional approach to exploring renter protections. Since that time, staff from all those jurisdictions have met to discuss details of potential protections and how conversations with key stakeholders including landlords, property managers, and tenants could be facilitated.

The communications and public involvement elements of this work are critical to success of any changes. Staff are planning outreach efforts to landlords and property managers to ensure that changes don't result in unintended consequences to tenants.

The State Legislature passed three significant bills related to the landlord tenant relationship. HB-1462 amends requirements and provides for longer notice when a building is going to be demolished or substantially renovated. HB-1440 provides for longer notice prior to an increase in rent. SB-5600 amends the process and timeline for evictions. Copies of these bills are included as attachments.

Neighborhood/Community Interests (if known):

More than 50 percent of Olympia households are renters, so this is a very important topic to the community.

Options:

Discussion only

Financial Impact:

Staff currently do not have funds budgeted for this activity. Community meetings on the topic would require staff time.

Attachments:

Tumwater Staff Memo
HB-1406 Notice of Plans to Demolish
HB-1440 Notice of Rent Increase
SB-5600 Changes to Eviction Process and Timeline