

SEATTLE NEEDS

RENT



CONTROL

Who is covered?

- **Everyone – all rental housing citywide**
- Many cities with rent control have limited rent-controlled housing and mostly market rate housing. This means that as the market rate housing becomes increasingly unaffordable, it becomes more and more difficult to get into rent-controlled housing.

Maximum Rent Increases

- Limit yearly rent increases to the rate of inflation (CPI-W).
- Inflation was 3.4% last year.
- Between 2010 and 2018 Seattle rents rose 69% while inflation was only 20.3%.

Vacancy Control

- Vacant buildings keep their rent control.
- Cities with “vacancy decontrol” create a financial incentive for landlords to evict tenants, while failing to maintain affordability.

Utilities

- Whether or not a landlord includes utilities in the rent should not change what a renter must pay in total.
- The cost of utilities is added or subtracted from the rent limit, if utilities are paid by the landlord or by the tenant.

One-to-One Replacement

- No Renovictions!
- Redevelopments must replace affordable units one-to-one.
 - *Replaced units have rent limited at the old rent plus inflation.*
- Extra new units, beyond the one-to-one replaced units, may start at any rent, then are rent-controlled going forward.

Rent Control Board

- Empowered to make exceptions to rent control limits in emergencies:
 - *Unforeseeable major repairs or other costs, such as earthquake damage, not a routine roof replacement.*
 - *Coupled with financial hardship of the building owner*

Rent Control Board

- Structured similar to Seattle's Design Review Board
 - *District Rent Control Boards are created in each Council District.*
 - *District Rent Control Boards are composed of 5 renters living in the District and 1 landlord owning or managing housing in the District.*

Rent Control Board

- Appointed by:

- *District Councilmembers for the first four years.*
- *Elected by the voters in each District starting in 2024.*

Enforcement

- Based on the enforcement provisions of Seattle's other renter rights laws (Citations and Notices of Violation).

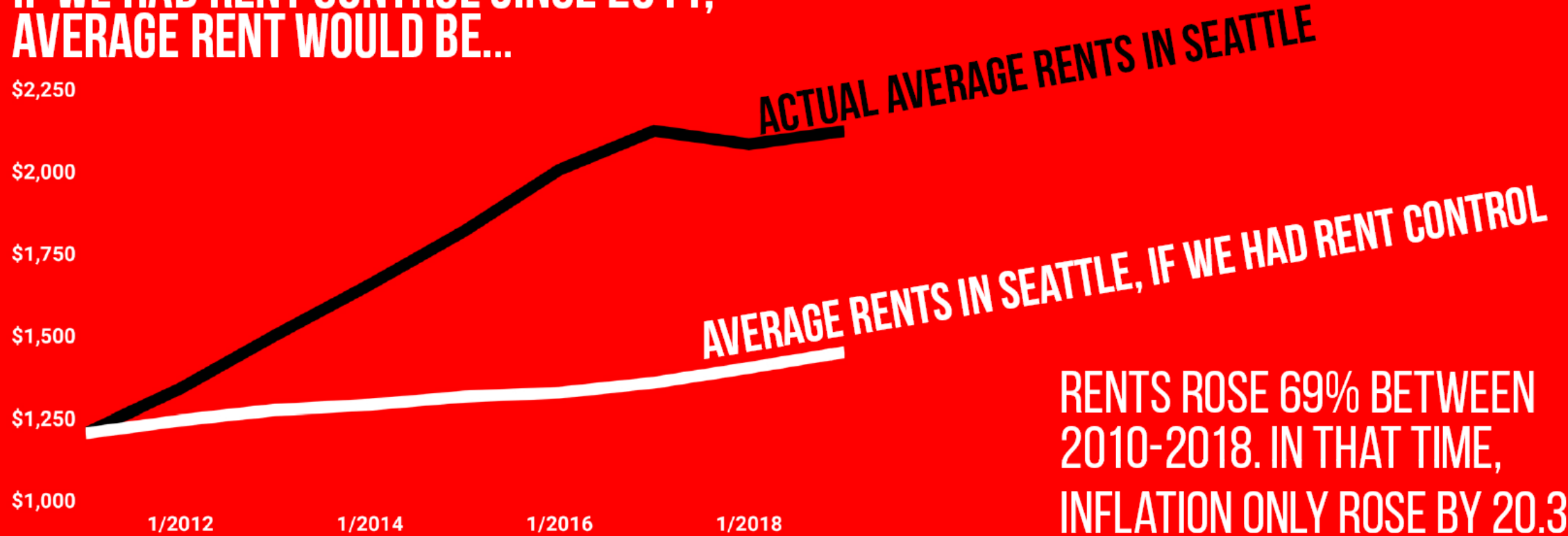
Enforcement

- Making tenants whole means:
 - *Returning triple overcharges plus 12% interest (the same as in OLS enforcement provisions), and*
 - *Covering the cost of any damage done by overcharged rent such as eviction costs.*

Future Discussion

- Provide options for small landlords who make special allowances for good tenants.
- Improve SDCI's enforcement provisions across tenant protections code.

IF WE HAD RENT CONTROL SINCE 2011, AVERAGE RENT WOULD BE...



RENTS ROSE 69% BETWEEN
2010-2018. IN THAT TIME,
INFLATION ONLY ROSE BY 20.3%.