

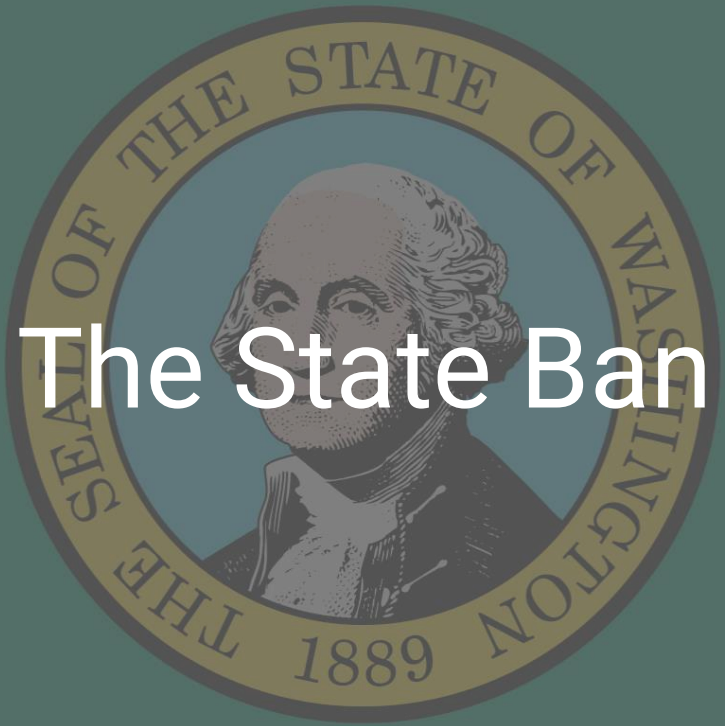
Stabilized & Predictable Rent: A Case for Rent Control

Seattle Renters' Commission - Renter Protections & Rent Control Workgroup





Why Rent Control?
Seattle renters
deserve affordable
rent & predictable rent
increases.



The State Ban

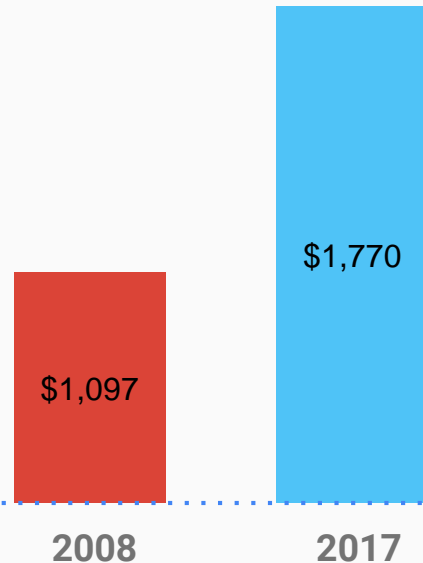
Rent Control has been banned at the state level since 1981.

After seeing several North American cities enact rent stabilization laws, WA landlords successfully lobbied Olympia.

Seattle Rents Rise Unpredictably

In Seattle, tenants can face rent increases every 30 or 60 days, depending on the amount of the increase.

Between 2008 and 2017, Seattle rents rose by 62% according to Dupre + Scott.

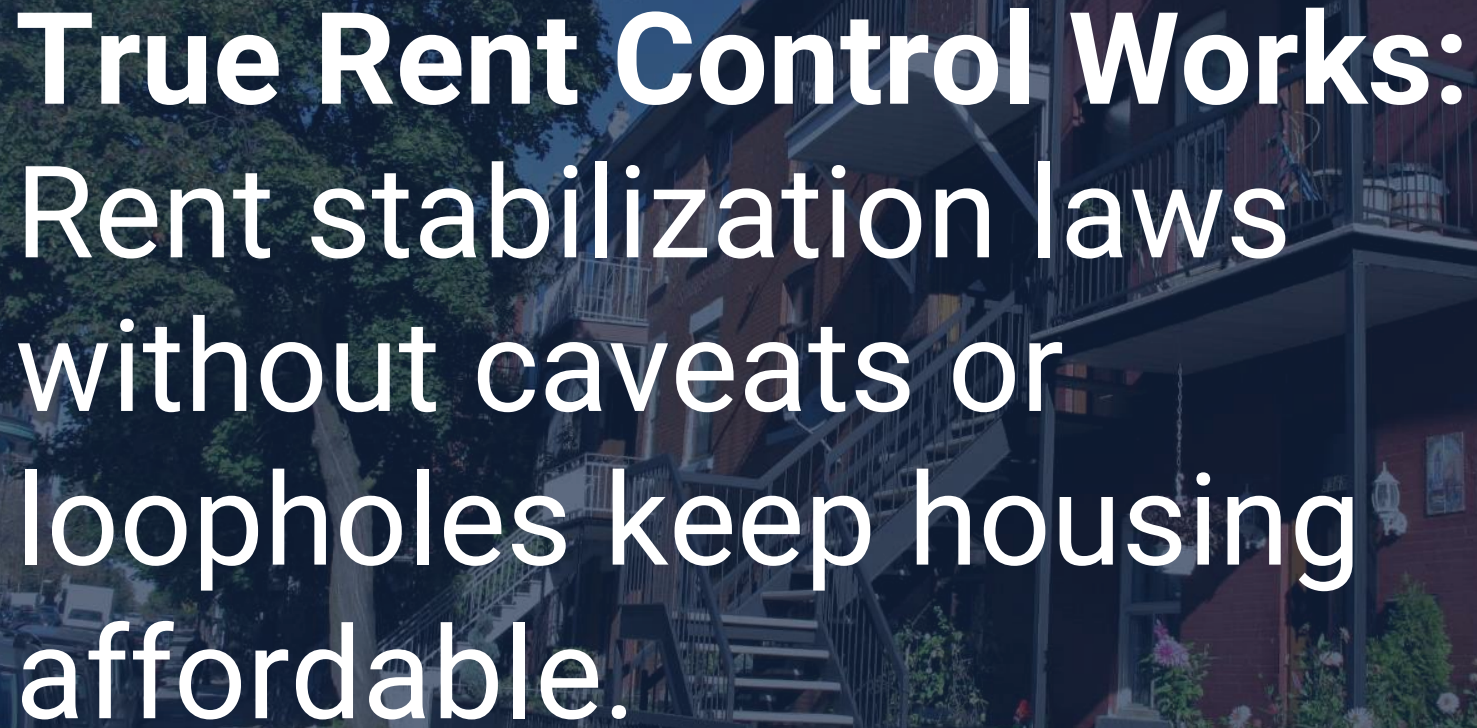




Seattle as a Catalyst.

Passage of a proactive ordinance will sharply pose to State Legislators the impact of the ban, and will help tenant rights advocates advocate for its repeal.

By passing robust rent control legislation now, you will not only help increase pressure on State Legislators to lift the ban, you will also avoid any delay in implementing rent control once the ban is lifted protecting more renters.



True Rent Control Works:
Rent stabilization laws
without caveats or
loopholes keep housing
affordable.



“But What About San Francisco?”

AN FRANCISC

San Francisco has had rent control since 1979, but San Francisco’s rent control law is full of loopholes:

Rent control in SF doesn’t apply to:

- Buildings built after June 1979
- Single-family homes & ADU’s
- Vacant units
- Rent Board approved repair “pass-throughs”



An Example in Québec

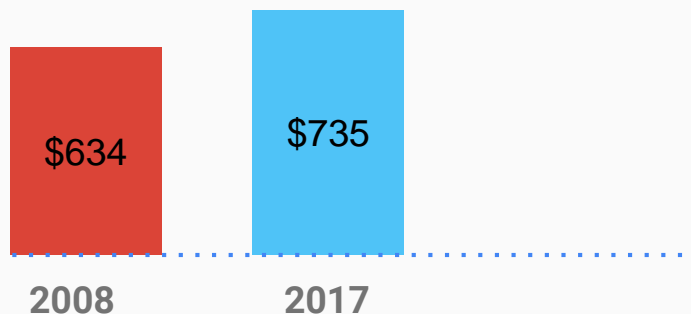
In Montréal, where rent control that includes vacancy control has been law since 1979, rents have stayed consistent and predictable. This has been the case even as Canada's second largest city has continued to grow, adding approximately 100,000 residents in the past decade.

Much like Seattle, Montréal is booming, but unlike Seattle, rents have stayed affordable.

Montréal Rents Rise Predictably & Equitably

In Montréal, tenants on fixed-term leases are given up to 180 days' notice for rent increases + those increases happen on a schedule.

From 2008-2017, Montréal rent rose by 9% on average for all housing types according to the Canada Mortgage and Housing Association.



Why now?

Within the past decade, Seattle and WA rents have jumped so high so rapidly that many people are finding themselves forced out of the city, region, or even onto the streets.

