

SUMMARY and FISCAL NOTE*

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|---------------------------------|-----------------------------|---------------------------------|
| Department: | Dept. Contact/Phone: | Executive Contact/Phone: |
| Seattle Office for Civil Rights | Erika Pablo/684-4509 | Leslie Price/386-9136 |

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

- a. **Legislation Title:** relating to housing regulations; adding a new Chapter 14.09 (Fair Chance Housing) to the Seattle Municipal Code to regulate the use of criminal history in rental housing; authorizing the Seattle Office for Civil Rights to enforce the regulations set out in this new chapter, and amending Section 3.14.931 of the Seattle Municipal Code to expand the Seattle Human Rights Commission’s duties.

- b. **Summary and background of the Legislation:** This legislation is a part of the Mayor’s Action Plan under HALA, fulfilling the recommendation to address barriers faced by people with criminal history when accessing housing. The legislation prohibits blanket exclusions based on criminal records when advertising a rental unit; prohibits landlords from asking about or considering arrests that did not lead to a conviction, including pending criminal charges; convictions that have been expunged, vacated or sealed; juvenile records, including information about a juvenile obtained from a sex offender registry; and convictions that are older than two years. The legislation requires a business justification when a landlord takes an adverse action based on an applicant’s conviction record that is less than two years old or on an adult applicant’s status on a sex offender registry. The legislation also addresses requirements on the landlord to ensure the applicant is given notice of this law, and an opportunity to correct erroneous records. The legislation includes exemptions for certain types of housing and federal requirements.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? Yes ___ No

| | | | | |
|---------------------------------------|--------------------------------|-------------|-------------------------------|-------------|
| Budget program(s) affected: | | | | |
| Appropriation change (\$): | General Fund \$ | | Other \$ | |
| | 2017 | 2018 | 2017 | 2018 |
| | 99,000 | | | |
| Estimated Revenue change (\$): | Revenue to General Fund | | Revenue to Other Funds | |
| | 2017 | 2018 | 2017 | 2018 |
| | | | | |

| Positions affected: | No. of Positions | | Total FTE Change | |
|---------------------|------------------|------|------------------|------|
| | 2017 | 2018 | 2017 | 2018 |
| | | | | |

b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

There may be financial impacts associated with the Fair Housing Home Program. The Office for Civil Rights will work with the City Budget Office to determine whether additional resources are necessary to implement this program.

The Auditor’s office is required to conduct an evaluation of the Fair Chance Housing legislation. The funding need anticipated for the evaluation is an additional \$99,000 in 2019.

c. Is there financial cost or other impacts of *not* implementing the legislation?

Yes. Not implementing this legislation means that individuals will continue to face barriers to housing. We know these barriers have resulted in homelessness for many in our community. Beyond the many other reasons for addressing this issue that are outlined in the Racial Equity Toolkit, there is a financial cost to not ensuring people who face these barriers can secure stable and safe housing.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

This legislation will be enforced by the Seattle Office for Civil Rights.

b. Is a public hearing required for this legislation?

No.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

Yes, the legislation includes a provision requiring the landlord to notify the tenant in writing on the application of the new law. Once the legislation is passed, SOCR will place a summary of the ordinance with a link to the chapter in the Seattle Municipal Code on our website. We will send this information to Municipal Research Services to have it included in ordinances applying within Seattle city limits.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

e. Does this legislation affect a piece of property?

No.

- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

Please see completed Racial Equity Toolkit attached.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

N/A.

- h. Other Issues:**

List attachments/exhibits below:

Attachment 1: Racial Equity Toolkit – Fair Chance Housing