

## Amendment 2 Version 1 to CB 120606 – Rent Control

Sponsor: Councilmember Morales

Exempting social housing from rent control regulations

**Effect:** This amendment would add social housing to the types of housing exempted from rent control regulations. While the exemption for units a governmental entity owns, operates, or manages would likely already exempt housing owned by a public development authority (PDA) such as a social housing PDA, this amendment would make such an exemption explicit.

Amend Section 1 of CB 120606 as follows:

### 7.28.030 Definitions

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“Renter” and “tenant” mean a "tenant" as defined in and within the scope of RCW 59.18.030 and RCW 59.18.040 in effect at the time the rental agreement is executed.

“Social housing” means housing intended to remain affordable, under public ownership, in perpetuity and to promote social cohesion, sustainability, and social equity through an intentional distribution of units to households with a broad mix of income ranges and household sizes whose incomes range between 0 to 120% AMI, with combined rent consisting of no more than 30% of a household’s income.

### 7.28.040 Applicability

A. This Chapter 7.28 applies to all rental housing units except:

1. Housing units lawfully used as short-term rentals as defined in Section 23.84A.024;
2. Housing units in hotels, motels, inns, bed and breakfasts, or similar accommodations that provide lodging for transient guests;

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July 21, 2023  
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3. Emergency or temporary shelter or transitional housing accommodations;

4. Housing units that a government entity or housing authority owns, operates, or manages; **and**

5. Housing units exempted from municipal housing regulation by federal, state, or local law; **and**

**6. Housing units operated as social housing.**