

2020 Seattle City Council Budget Action

Agenda

Tab	Action	Option	Version
SDCI	5	A	2

Budget Action Title: Add \$235,684 GF, 1 FTE Housing and Zoning Technician, and 1 FTE Code Compliance Analyst to SDCI for tenant outreach and Property Owner and Tenant Assistance Group staffing

Ongoing: Yes Has Budget Proviso: No

Has CIP Amendment: No Has Attachment: No

Primary Sponsor: Lisa Herbold

Council Members: Kshama Sawant, Abel Pacheco, Debora Juarez, Mike O'Brien, Sally Bagshaw, Lorena González

Staff Analyst:

Council Bill or Resolution:

Date		Total	LH	BH	KS	AP	DJ	MO	SB	TM	LG
	Yes	0									
	No	0									
	Abstain	0									
	Absent	0									

Summary of Dollar Effect

See the following pages for detailed technical information

	2020 Increase (Decrease)	2021 Increase (Decrease)
General Fund		
General Fund Revenues	\$0	
General Fund Expenditures	\$235,684	
Net Balance Effect	\$(235,684)	
Total Budget Balance Effect	\$(235,684)	

Budget Action Description:

This action adds position authority for 1.0 FTE Housing and Zoning Technician and 1.0 FTE Code Compliance Analyst and \$235,684 GF in appropriation authority to the Seattle Department of Construction and Inspections (SDCI) Compliance BCL to improve outreach and education and facilitate implementation of new tenant protection regulations.

Not including inspectors, SDCI currently has five staff in the Property Owner and Tenant Assistance (POTA) Group who help administer regulations related to tenant protections. Since 2018 customer service calls by landlords and tenants to SDCI's complaint center have increased by 29 percent. Similarly, the length of time to resolve enforcement action related to violations of tenant protection regulations has doubled from approximately 29 days to 58 days.

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In September the Council passed five bills that modify or create new tenant protections. These include Council Bill (CB) 119606, which limits the ability of a landlord to restrict the number of tenants who reside in a unit, and CB 119658, which establishes that a tenant who is subject to domestic violence is not liable for damage caused by an abuser. The other three bills require that notices to terminate, enter, and increase housing costs refer tenants to City resources to find out their rights (CB 119619); that landlords provide receipts and non-electronic payment options to tenants (CB 119620); and that landlords comply with the Rental Registration and Inspection Ordinance (RRIO) program before notices may be issued to terminate a tenancy (CB 119621).

SDCI estimates that two ongoing positions are needed to address the existing workload and implement new regulations: (1) 1.0 FTE Housing and Zoning Technician (\$95,206 annually) to staff complaint and assistance phone-lines and (2) 1.0 FTE Code Compliance Analyst (\$125,477 annually) to provide outreach on City laws to landlords and tenants. Additionally, SDCI estimates that one-time funding of \$7,000 and ongoing funding of \$8,000 is needed to develop and maintain outreach materials.

Budget Action Transactions

#	Transaction Description	Position Title	Number of Positions	FTE	Dept	BSL	Fund	Year	Revenue Amount	Expenditure Amount
1	Add \$7,000 one-time to SDCI for POTA education and outreach		0	0	SDCI - CI000	SDCI - BO-CI-U2400 - Compliance	00100 - General Fund	2020	\$0	\$7,000
2	Add \$8000 ongoing to SDCI for POTA outreach and education		0	0	SDCI - CI000	SDCI - BO-CI-U2400 - Compliance	00100 - General Fund	2020	\$0	\$8,000
3	Pocket Adjustments		0	0	SDCI - CI000	SDCI - BO-CI-U2400 - Compliance	00100 - General Fund	2020	\$0	\$220,684
4	Pocket Adjustments	Code Compliance Analyst	1	1	SDCI - CI000	SDCI - BO-CI-U2400 - Compliance	00100 - General Fund	2020	\$0	\$0
5	Pocket Adjustments	Housing/Zoning Tech	1	1	SDCI - CI000	SDCI - BO-CI-U2400 - Compliance	00100 - General Fund	2020	\$0	\$0