



SEATTLE CITY COUNCIL

Select Budget Committee

Agenda

Wednesday, October 16, 2019

9:30 AM

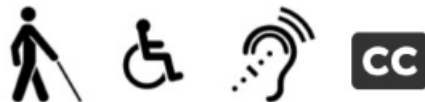
Council Chamber, City Hall
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Seattle, WA 98104

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SEATTLE CITY COUNCIL
Select Budget Committee
Agenda
October 16, 2019 - 9:30 AM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<http://www.seattle.gov/council/committees/budget>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

BUDGET DELIBERATIONS & ISSUE IDENTIFICATION

Council Central Staff will present an overview of key changes to City Department operating and capital budgets, identify issues for possible further examination, and highlight Councilmember requests for revisions to the Mayor's Proposed 2020 budget.

A. Call To Order

B. Approval of the Agenda

C. Introductory Remarks

Kirstan Arestad, Executive Director, Council Central Staff

D. Items of Business

1. General Fund Balancing Analysis

Supporting

Documents: [Central Staff Memo](#)

Briefing and Discussion

Presenters: Tom Mikesell, Budget Coordinator, Council Central Staff

2. Seattle Department of Construction and Inspections (SDCI)

Supporting

Documents: [Central Staff Memo](#)

Briefing and Discussion

Presenters: Ketil Freeman, Analyst, and Tom Mikesell, Budget Coordinator, Council Central Staff

E. Public Comment**F. Adjournment**



Legislation Text

File #: Inf 1544, **Version:** 1

General Fund Balancing Analysis

Budget Deliberations – October 16, 2019

GENERAL FUND BALANCING ANALYSIS

Staff: Tom Mikesell, Budget Coordinator

This memo provides a high-level crosswalk of General Fund (GF) resource and spending increases from the 2020 Endorsed Budget to the 2020 Proposed Budget. GF resource changes include taxes shifted to new funds, new revenue sources including the Council adopted Heating Oil Tax and the Mayor’s proposed Transportation Network Companies (TNC) tax, proceeds from the sale of the Mercer Mega Block, increased forecast revenue, and use of fund balances from 2019. The memo describes expenditure increases using five categories: (1) baseline adjustments, (2) shifting expenditures to new funds, (3) transfer of Sweetened Beverage Tax (SBT) balance, (4) heating oil tax supported expenditures, and (5) Executive proposals. Department specific changes will be presented throughout the Budget Deliberation meetings. Given the use of one-time resources in the budget, the memo identifies one issue for council consideration pertaining to the use of one-time funds for ongoing expenditures.

I. GF Resource Increase - Endorsed to Proposed

From a resource perspective, the Mayor’s 2020 Proposed Budget is \$65.8 million higher than the 2020 Endorsed Budget, as shown in Table 1.

Table 1: Resource Additions - Endorsed to Proposed Budget

GF Resources	
2020 Endorsed Budget	\$1,427,476,000
2020 Proposed Budget	\$1,493,280,210
Increase	\$65,804,210

The increase can be categorized as:

- Shift Taxes to New Funds;
- Heating Oil Tax;
- Forecast Changes;
- TNCs Tax Proposal;
- Mercer Mega Block Proceeds (GF); and
- Use of Prior Year Balance.

Each major category is described below. The descriptions include whether the new resources are only available in 2020 (one-time) or will be available at similar levels in the future (ongoing).

A. Shift Taxes to New Funds: \$32.4 million ongoing decrease

The 2020 Endorsed Budget included approximately \$32.4 million in revenue from two new taxes, including \$21.9 million from the SBT passed in 2018 and \$10.5 million from the Short-Term Rental Tax (STRT) implemented in 2019. Subsequent to the adoption of the 2019-2020 Budget, the City Council adopted two ordinances to move these new tax

revenues and their underlying expenditures to new funds, as follows:

- [Ordinance 125872](#), which created the STRT Fund; and,
- [Ordinance 125886](#), which created the SBT Fund.

Consistent with these ordinances, the Mayor's proposal budgets these revenues in the new funds. These revenue shifts are largely offset by expenditure shifts to the new funds, which will be covered later in this memo. These adjustments do not reflect a revenue loss to the City, but they must be included in this analysis to provide a complete crosswalk from the 2020 Endorsed to the 2020 Proposed levels of GF resources. This shift is ongoing.

B. Heating Oil Tax: \$568,000 ongoing increase

On September 23, 2019 the City Council adopted [Ordinance 125934](#) which imposed a tax on heating oil providers, based on the gallons of heating oil sold in the City. The new tax is estimated to generate \$567,825 for the GF in 2020; in future years the revenue from this tax will be higher. Expenditures of the new tax revenues are discussed later in this memo. This new revenue is ongoing.

C. Forecast Changes: \$7.2 million ongoing increase

The City Budget Office (CBO) fully updates the GF forecast in April and September each year and provides a minor update in October to reflect any notable changes that could not be captured in the September projection. The September update, which supports the 2020 Proposed Budget, includes a total change of \$7.2 million across all GF revenue categories compared to the 2020 Endorsed Budget. Economic circumstances can change, and the presentation by the CBO notes a risk of recession in future years. However, for the purposes of this analysis these forecast changes are assumed to be ongoing.

D. TNC Tax Proposal: \$9.7 million ongoing increase

The 2020 Proposed Budget includes \$9.7 million from a new proposed tax on rides contracted through TNCs. This is a new proposal, so the revenue was not included in the 2020 Endorsed Budget. A full review of the proposed tax and related spending and policy proposals will be discussed at the October 18 Budget Committee meeting. This revenue as proposed is ongoing.

E. Mercer Mega Block Proceeds (GF): \$66.5 million one-time increase

On September 16, 2019 the City Council adopted [Ordinance 125916](#), approving an agreement to sell three acres of City-owned land in South Lake Union (the "Mercer Mega Block"). Proceeds from the transaction, combined with a \$5 million donation from the purchaser for homelessness services, are projected to total \$143.5 million, of which \$66.5 million is deposited in the GF to support housing and homelessness proposals. Of the remainder, the 2020 Proposed Budget includes \$54.7 million in the Transportation Fund and approximately \$21 million in the Office of Housing's Low-Income Housing Fund. Approximately \$1.3 million of the proceeds are held in escrow. These details are shown in

Table 2.

Table 2: Mercer Mega Block Proceeds

Total Proceeds	\$143,499,731
To Transportation Fund	\$54,700,000
To Low Income Housing Fund	\$20,999,731
Held in Escrow	\$1,300,000
GF Share	\$66,500,000

Proposed uses of these resources will be covered in the housing and homelessness discussion at the October 17 Budget Committee meeting and the Seattle Department of Transportation presentation at the October 18 Budget Committee meeting.

F. Use of Prior Year Balance: \$14.3 million one-time increase

This represents year-end fund balances carried forward from 2019. Proposed supplemental budget legislation for the third quarter of 2019, transmitted with the Proposed 2020 Budget Ordinance, reduces appropriation authority to the Seattle Police Department (SPD) Budget by \$12.42 million, due to vacancies and retroactive wage increase payments for the Seattle Police Officers Guild (2015 – 2018) being lower than originally estimated. There are also new appropriations being made in the bill such as a \$5 million transfer to the Judgment and Claims Fund. After accounting for all revenues and expenditures in the third quarter supplemental legislation there is a net savings of \$4.8 million that falls to fund balance.

Another component of this balance is \$4.018 million of SBT revenues collected above forecast in 2019. This balance is transferred to the new fund in the 2020 Proposed Budget. The remainder of the prior year balance can be described as revenues above forecast in 2019. These details are shown in Table 3. Prior-year balance resources are available on a one-time basis.

Table 3: Prior Year Balance Detail

3rd Quarter Supplemental Ordinance (Net)	\$4,817,745
SBT Balance	\$4,018,000
2019 Revised Forecast	\$5,507,707
Total Prior Year Balance	\$14,343,452

Table 4 shows each category's contribution to the resource increase in the 2020 Proposed Budget and categorizes them as ongoing or one-time.

Table 4: Summary of Resource Additions - Endorsed to Proposed Budget

Resource	Ongoing	One-time	Total
2020 Endorsed Budget	\$1,427,476,000	-	\$1,427,476,000
Shift Taxes to New Funds	(\$32,420,860)	-	(\$32,420,860)
Heating Oil Tax	\$567,825	-	\$567,825
Forecast Changes	\$7,158,793	-	\$7,158,793
TNC Tax Proposal	\$9,655,000	-	\$9,655,000
Mercer Mega Block	-	\$6,500,000	\$66,500,000
Prior Year Balance	-	\$14,343,452	\$14,343,452
2020 Proposed Budget	\$1,412,436,758	\$80,843,452	\$1,493,280,210

As shown in the table, the 2020 Proposed GF Budget includes approximately \$1.41 billion of ongoing resources and \$80.8 million from one-time resources.

II. GF Expenditure Increases – Endorsed to Proposed

As shown in Table 5, the 2020 Proposed Budget includes \$118.8 million greater expenditures than the 2020 Endorsed GF Budget.

Table 5: Expenditure Increase - Endorsed to Proposed Budget

GF Expenditures	
2020 Endorsed Budget	\$1,374,502,552
2020 Proposed Budget	\$1,493,280,210
Increase	\$118,777,658

This increase can be described using the following categories:

- Baseline Adjustments;
- Shift Expenditures to New Funds;
- Transfer SBT Balance;
- Heating Oil Tax Supported Expenditures; and,
- Executive Proposals.

The following is a high-level discussion of each major category, including a description of the increase and whether the spending is likely to occur only in 2020 (one-time) or reflects a higher level of spending that will continue in future years (ongoing).

A. Baseline Adjustments: \$36 million ongoing increase, \$6.2 million one-time decrease

This amount represents citywide adjustments to support baseline spending levels. The largest increase in this category is a \$28.1 million increase to GF department budgets for the 2020 annual wage increase as outlined in the tentative agreement between the City and the Coalition of City Unions. Other notable baseline adjustments include \$5 million for citywide standard cost changes to cover higher internal services costs assessed by the Department of Finance and Administrative Services, Seattle Information Technology, and

the Department of Human Resources, and a one-time \$6.18 million reduction in the SPD to realign the SPD personnel services budget in 2020, due to delays in hiring. Except for the SPD personnel services change, these baseline adjustments are ongoing.

B. Shift Expenditures to New Funds: \$24.9 million ongoing decrease

As discussed above, in 2019 the City Council created the STR Fund and the SBT Fund. The 2020 Proposed Budget includes baseline adjustments across several departments to move the 2020 Endorsed baseline level of expenditures to the new funds. While these adjustments are a reduction to the GF, they are neutral from a citywide perspective, since the expenditures will be budgeted in the new funds. These adjustments are ongoing in nature.

C. Transfer SBT Fund Balance: \$4.0 million one-time increase

This amount represents the transfer of SBT revenues collected above forecast to the new fund in 2020. This is a one-time increase.

D. Heating Oil Tax Supported Expenditures: \$568,000 ongoing increase

This amount represents the expenditure of the new heating oil tax revenues mentioned earlier in this memo. Like the revenues, this represents spending of only the first-year's collection amount and will likely be higher in the future. This expenditure is ongoing.

E. Executive Proposals: \$28.0 million ongoing increase, \$81.1 million one-time increase

In addition to the adjustments described above, the 2020 Proposed Budget include \$109.1 million of new GF spending proposals compared to the 2020 Endorsed Budget.

Approximately \$81.1 million of the additional amount is one-time in nature, with the remaining \$28.0 million supporting new ongoing spending.

Table 6 summarizes the spending categories' contributions to the expenditure increase in the 2020 Proposed Budget and categorizes them as either ongoing or one-time.

Table 6: Summary of Expenditure Additions – Endorsed to Proposed

Expenditures	Ongoing	One-time	Total
2020 Endorsed Budget	\$1,374,502,552	-	\$1,374,502,552
Baseline Changes	\$36,187,850	(\$6,178,689)	\$30,009,161
Shift Costs to New Funds	(\$24,909,459)	-	(\$24,909,459)
Transfer SBT Fund Balance	-	\$4,018,000	\$4,018,000
Heating Oil Tax Supported Expenditures	\$567,825	-	\$567,825
Executive Proposals	\$28,021,014	\$81,071,117	\$109,092,131
2020 Proposed Budget	\$1,414,369,782	\$78,910,428	\$1,493,280,210

III. GF Summary

Table 7 summarizes the resource and expenditures in the 2020 Proposed Budget using the ongoing and one-time categorizations.

Table 7: Summary of 2020 Proposed GF Budget – Ongoing and One-Time

2020 Proposed Budget	Ongoing	One-Time	Total
Revenues	\$1,412,436,758	\$80,843,452	\$1,493,280,210
Expenditures	\$1,414,369,782	\$78,910,428	\$1,493,280,210
Difference (Revenues less Expenditures)	(\$1,933,024)	\$1,933,024	-

As shown in the table, ongoing General expenditures exceed ongoing resources by approximately \$1.9 million in the 2020 Proposed Budget.

Issue Identification

1. Ongoing GF Spending Exceeds Ongoing Resources

The 2020 Proposed GF Budget programs approximately \$1.9 million more ongoing spending than ongoing revenues. This means that, in 2021 and beyond, additional ongoing revenue will be necessary to support the proposed ongoing spending.

Options:

- A. Assume ongoing revenues in 2020 will exceed the forecasted levels by at least \$1.9 million, resolving the imbalance in future years.
- B. Shift a total of \$1.9 million of proposed ongoing spending to one-time.
- C. Identify new ongoing revenues totaling \$1.9 million.
- D. No action.



Legislation Text

File #: Inf 1545, **Version:** 1

Seattle Department of Construction and Inspections (SDCI)

Budget Deliberations – October 16, 2019

Seattle Department of Construction and Inspections

Staff: Ketil Freeman, Analyst

Budget Summary (\$ in 1,000s)

	2019 Adopted	2020 Endorsed	2020 Proposed	% Change 2020 Proposed to 2020 Endorsed
Appropriations by BSL				
<i>Land Use Services</i>	\$20,027	\$20,258	\$23,652	16.8%
<i>Permit Services</i>	\$26,444	\$26,685	\$28,423	6.5%
<i>Inspections</i>	\$23,986	\$24,308	\$25,440	4.7%
<i>Compliance</i>	\$9,415	\$9,450	\$10,091	6.8%
<i>Leadership & Administration</i>	\$198	\$198	\$29	(85.4%)
<i>Govt. Policy, Safety & Support</i>	\$2,613	\$2,640	\$2,754	4.3%
<i>Process Improvement & Tech.</i>	\$2,252	\$2,263	\$5,153	127.7%
Total Appropriation	\$84,935	\$85,802	\$95,542	11.4%
Total FTEs	412	412	426	3.4%
Fund Source(s)				
<i>General Fund</i>	\$7,287	\$7,278	\$7,639	5.0%
<i>Other Sources</i>	\$77,648	\$78,525	\$87,903	12.0%
Total Funding	\$84,935	\$85,803	\$95,542	11.4%

Background

The Seattle Department of Construction and Inspections (SDCI) is the primary City department with regulatory authority over use and physical development of private property. SDCI:

- Administers City ordinances that regulate rental housing, building construction, and the use of land;
- Enforces compliance with those regulations; and
- Reviews and issues land use and construction-related permits, including Master Use Permits, shoreline development permits, mechanical and electrical system permits, site development permits, and permits related to energy standards.

SDCI's operations are primarily supported by fees charged for regulatory services, such as land use and building permit application review. In 2019, fees and charges constitute approximately 90 percent of revenue appropriated for SDCI's budget. The remainder comes from the General Fund (GF), the Unrestricted Cumulative Reserve Fund, and the Real Estate Excise Tax (REET) 1 Capital Fund. In the 2019 Adopted, 2020 Endorsed, and 2020 Proposed Budget, GF appropriations to SDCI are approximately eight percent of total appropriations.

SDCI's 2019 adopted budget was amended in August through [Ordinance 125895](#). Among other amendments, Ordinance 125895 added 13 term-limited positions funded through SDCI's contingent budget authority to address permitting backlogs.¹

The proposed budget would extend authority for those positions through 2022 and make other changes to the endorsed budget, such as: (1) providing appropriations for annual wage increases in the tentative agreement between the City and coalition of unions, (2) extending a sunset position and converting another to maintain staffing in the Rental Registration and Inspection Ordinance (RRIO) program, (3) providing an ongoing appropriation of approximately \$1.6 million to Seattle IT for nine positions to support faster implementation of changes to the Accella permitting systems,² and (4) creating a fee-funded "accessory dwelling unit navigator" position to facilitate permitting detached and attached accessory dwelling units.

Issue Identification

1. Tenant Protection and Outreach

Implementing and enforcing regulations related to tenant protection has long been in SDCI's portfolio. Regulations enforced by SDCI include the Tenant Relocation Assistance Ordinance,³ the RRIO program,⁴ and the Rental Agreement Regulation Ordinance.⁵ In recent years, SDCI's portfolio has expanded to include providing other tenant services, such as developing and maintaining the Renting in Seattle website,⁶ administering contracts for tenant outreach services, and administering contracts for civil legal assistance for tenants facing eviction.⁷ Not including inspectors, SDCI currently has five staff in the Property Owner and Tenant Assistance (POTA) Group who help administer regulations related to tenant protection.

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 have doubled from approximately 29 days to 58 days. 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. CB 119658 also creates a landlord mitigation program to reimburse landlords for damage to a unit caused by an abuser. Reimbursements are limited to \$1,000 per tenancy.⁸

¹ SDCI has contingent appropriation authority to allow it to staff-up or procure consultant services to address rapid increases in permit applications.

² This ongoing appropriation is in addition to the \$1.6 million appropriation authorized through Ord. 125895 to implement the Mandatory Housing Affordability Program and make other operational changes in Accella.

³ The Tenant Relocation Assistance Ordinance ([Seattle Municipal Code Ch. 22.210](#)) requires that property owners and developers demolishing or substantially rehabilitating existing rental units to provide relocation assistance to lower-income tenants.

⁴ RRIO ([SMC Ch. 22.214](#)) requires that owners of rental housing register and maintain housing in a habitable condition.

⁵ The Rental Agreement Regulation Ordinance ([SMC Ch. 7.24](#)) establishes limits on what can be contained in a rental agreement.

⁶ <http://www.seattle.gov/rentinginseattle>.

⁷ In the 2019 adopted Budget the Council provided a one-time \$96,920 appropriation for an eviction defense contract with the Housing Justice Project. An ongoing appropriation for eviction is not proposed by the Mayor.

⁸ See CB 119658, Section 3.

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 (\$124,900) to staff complaint and assistance phone-lines and (2) 1.0 FTE Code Compliance Analyst (\$164,000) 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. Finally, while the cost of capitalizing a mitigation program for damage caused by a domestic abuser is uncertain, SDCI estimates that \$50,000 should be sufficient to cover claims in 2020.

Options:

- A. Add position authority and ongoing funding for 1.0 FTE Housing and Zoning Technician and 1.0 FTE Code Compliance Analyst and provide one-time and ongoing funding to support landlord / tenant outreach - \$303,900 GF (\$296,900 GF ongoing). See Budget Action 3, below proposed by Councilmember Herbold.
- B. Add \$50,000 GF ongoing to capitalize a landlord mitigation fund.
- C. Both A and B.
- D. No action.

Budget Legislation

The Mayor transmitted two pieces of legislation related to SDCI's budget: (1) annual amendments to SDCI's fee ordinance and (2) a bill amending the Seattle Municipal Code to conform the code to proposed amendments to financial policies proposed in an omnibus resolution. Council will take up the proposed changes to financial policies in early 2020. Consequently, the Council will also defer consideration of the proposed bill that would make conforming code changes.

SDCI Fee Bill

The Mayor transmitted a bill that would adjust most fees and charges for regulatory services provided by SDCI by four percent. Most fees are proposed to be increased to implement inflationary adjustments and to reflect anticipated annual wage increases that will be effective January 1, 2020, when the fee legislation would go into effect.

Additionally, an increase to the land use hourly rate is proposed, from \$386 to \$394. The land use hourly rate was not increased from years 2000 to 2015. In 2016 the City began increases to the land use hourly rate to catch up to what the rate would have been if it had been subject to regular Consumer Price Index adjustments.

The fee adjustments proposed by this legislation will result in an estimated net increase in SDCI's 2019 fee-based revenue of \$1.2 million. Fee revenues are calculated to cover the costs of SDCI's permitting, inspection and enforcement functions and are used for those activities.

Budget Actions Proposed by Councilmembers as of October 10, 2019

- 1. Proviso for revisions to Green Building Standards (Councilmember Pacheco)** – This action would impose a proviso on a portion of SDCI’s proposed appropriations equal to 0.5 FTE in SDCI’s Government Policy, Safety & Support BCL to study and recommend policy and regulatory change to improve outcomes in the suite of green building requirements and incentives administered by SDCI, including new incentives for the use of cross-laminated timber in new development.
- 2. Add Funding for State Environmental Policy Act (SEPA) Rulemaking (Councilmember Pacheco)** – This action would add funding (amount to be determined) and one term-limited FTE to SDCI’s Government Policy, Safety & Support BCL to develop the Director’s Rules authorized in [Council Bill 119600](#) to inform SEPA analysis. A work product would be similar to New York City’s City Environmental Quality Review Technical Manual.⁹ The position would also conduct associated community engagement work.
- 3. Add Position and Appropriation Authority for Outreach and Tenant Protection (Councilmember Herbold)** – This action would add position authority for 1.0 FTE Housing and Zoning Technician and 1.0 FTE Code Compliance Analyst and \$303,900 GF in appropriation authority to SDCI’s Compliance BCL to improve outreach and education and facilitate implementation of new tenant protection regulations.
- 4. Add Funding for Small Business Permitting Navigator (Councilmember Mosqueda)** – This action would add \$25,000 to SDCI and \$25,000 to the Office of Economic Development to explore permitting strategies and efficiencies for small businesses, particularly person-of-color-owned or immigrant-owned small businesses at risk of displacement.
- 5. Add Funding for Electrical Licensing Inspector (Councilmember Mosqueda)** – This action would add funding (amount to be determined) and an additional electrical inspector to SDCI’s Inspections BCL to assist with monitoring and enforcing state laws governing requirements for electrical contractors. The work would be additive to work performed by the Washington State Department of Labor and Industries’ Electrical Compliance, Outreach, Regulation and Education Team.¹⁰
- 6. Add Funding for Renter Organizing (Councilmember Sawant)** – This action would add \$607,000 GF to SDCI’s Compliance BCL to contract with community-based organizations for renter outreach, education, and organizing. Of the proposed appropriation, \$100,000 would be contracted to a non-profit organization with experience organizing LGBTQ renters to aid LGBTQ seniors who live in rental housing to advocate for their rights as renters; \$106,000 would be contracted to a non-profit organization with experience organizing renter “know your rights” forums such as the “Renter Rights Boot Camps” organized by Be:Seattle; \$200,000 would be contracted to a non-profit, such as the Tenants Union of Washington, which provides renter advocacy services, to fund the establishment of building-based tenant associations; and

⁹ <https://www1.nyc.gov/site/oc/environmental-quality-review/technical-manual.page>.

¹⁰ <https://lni.wa.gov/TradesLicensing/Electrical/Violators/ECORE/default.asp>.

\$200,000 would be contracted to a non-profit, such as WACAN, with experience doing direct outreach to renters, such as door-knocking to help renters build capacity and advocacy.

- 7. Add Funding for Landlord History Resource (Councilmember Sawant)** – This action would add \$84,000 GF to SDCI's Compliance BCL to contract for the creation of an online search tool that will allow renters and prospective renters to check the history of landlords and rental housing units. The search tool should provide information about Housing Code violations associated with a rental unit and a landlord's history evicting or attempting to evict tenants. In 2018, Councilmember Sawant's office contracted with Be:Seattle for this tool to be developed for rental housing within District 3. The estimated cost for expanding that to include the rental housing in other council districts is \$14,000 for each council district.
- 8. Add Funding for Eviction Legal Defense (Councilmember Sawant)** – This action would add \$534,522 GF to SDCI's Compliance BCL to contract with the Housing Justice Project of the King County Bar Association or similar organization to provide legal representation for Seattle renters in eviction court. The proposed appropriation would fund six tenant rights attorneys to provide eviction defense legal support. The Housing Justice Project estimates that six attorneys would be sufficient to assist every Seattle renter facing residential eviction in 2020.