



Council Policy Proposal

Return this form to Diedra Maher at dmaher@redmond.gov by Wednesday at 5 p.m. the week prior to the Council Study Session. Council Leadership will be alerted there is an item to schedule for consideration at a future Council Talk Time. Attached documentation will be provided to the Clerk for addition to the agenda for all Council Members and the public to review.

Tracking Number 0008 Date of Request 9/18/2024 Requester CP Vanessa Kritzer & CVP Jessica Forsythe

Problem Statement

A clear and concise description of the issue(s) that need(s) to be addressed.

In July 2022, the Council created a new chapter in the Redmond Municipal Code related to tenant protections. Since that time we have heard concerns raised by renters in our community around the implementation of current policies and adherence to those policies by landlords. We have also heard requests for more education and outreach around existing policies to be more easily available to renters and landlords in Redmond.

Proposal

What is being proposed to assist in addressing the issue described in the problem statement?

This proposal is to study policy changes to address issues raised to us by the public in the past two years since the passage of our original tenant protections. We ask for council approval to seek staff and legal review to assess proposed policy changes that are possible within city jurisdiction. We will then bring recommended policies for a study session in early 2025 followed by a public hearing to allow us to hear community feedback on the specific proposals that council decides to pursue.

Policies to be studied include:

- Just Cause Eviction “Loophole” – Other jurisdictions such as King County, Kenmore, and Seattle have policies that state that landlords shall not evict a tenant, refuse to continue a tenancy, or terminate a tenancy except for the just causes allowed under state law or enumerated in city/county policy.
- Prohibiting Unfair or Abusive Actions or Deceptive Acts or Practices – King County has this section in their policy specifically prohibiting unfair or abusive practices to aid in enforcement of tenant protection provisions.
- Loopholes of current code – These include lack of specificity on whether:
 - Month-to-month is covered in notice requirements;
 - Terms of lease be included in notice;
 - Fees should be included in notice;

- There is a specific time in which a landlord may require a tenant to respond confirming their lease renewal following notice.
- Right to move – The City of Burien allows a tenant faced with a significant rent increase to leave a lease early: “In the event of such an increase, the tenant may terminate the tenancy immediately upon surrendering the dwelling unit before the increase takes effect. The tenant shall only owe pro rata rent through the date the premises are surrendered. Any notice increasing the current rent shall inform the tenant that they may terminate the tenancy at any time and owe pro rata rent through the date the tenant surrenders the dwelling unit.” (BMC 5.63.100)
- Info packet for new tenants outlining code and other relevant City information – We will review options for ways to ensure that people know about their rights as renters upon moving into the city as well as other relevant city service information.

Relationship to City Business or Proposed City Business/Services

Describe how this will enhance what is already offered and/or what it will provide that is not currently available. Why is this the City’s issue to address? How will this create a more adaptive and resilient organization?

Renters in our community have raised issues with our current policies with our council over the past two years and it is incumbent upon us to address these concerns to advance our housing security goals laid out in the Housing Action Plan and Comprehensive Plan.

Connection to Strategic Plan and/or Budget Priorities

Choose all that apply or enter plan name

- Diversity, Equity, and Inclusion
- Environmental Sustainability
- Housing Choices
- Infrastructure
- Public Safety
- Healthy and Sustainable
- Safe and Resilient
- Vibrant and Connected
- Strategic and Responsive
- Capital Investment Program

Timing

Is this issue time sensitive, are there other timing factors to consider?

We would like to get the research started this fall so we can advance this in the first quarter of the year with the Council. The longer we wait on updating these protections, the longer our constituents will face housing challenges that could have been addressed sooner.

Supporting Documentation

Are there documents that support your request or that should be considered?

King County Policies

[Seattle Policies](#)
[Kenmore Policies](#)
[Burien Policies](#)

Councilmember Sponsors (not required)

Cannot be a quorum unless discussed at an open public meeting.

When you submit/email this form to Staff also CC listed co-sponsors for affirmation of their support.

____Vanessa Kritzer____
Sponsoring Councilmember

1. _____Jessica Forsythe_____
Councilmember

2. _____
Councilmember

Post Action (to be completed by Council Leadership)

Referral To Study Session

Committee of the Whole

Staff Review

Add to Priorities List / Ranking _____

No Action

Legal Review