

45 District Democrats Resolution Regarding Tenant Protection

WHEREAS there may be a tidal wave of evictions as Washington's Eviction Moratorium ends;

WHEREAS many and possibly most current tenants in King County will likely remain tenants for their lifetimes, due to the high cost of renting, insufficient incomes, and the high cost of purchasing housing;

WHEREAS tenants deserve security and dignity no less than those who own their homes;

WHEREAS keeping people in their homes, when possible, is the best way to prevent homelessness and the economic and social costs of homelessness.

WHEREAS community cohesion, families, and schools are disrupted when renters are needlessly evicted.

WHEREAS according to the King County Bar Association, unincorporated King County (which includes much of the 45th District) saw more no-cause evictions than any other jurisdiction in the county. In 2019, 19.8% of all no-cause evictions were in unincorporated King County, despite only 6.9% of all evictions occurring in these areas.

THEREFORE BE IT RESOLVED THAT:

The 45th District Democrats support the efforts of the "Stay Housed—Stay Healthy Coalition" (currently 70 organizations in King County) to pass the King County Tenant Protection Package (Introduced by Councilmembers Kohl-Welles and Zahilay).

THEREFORE BE IT FURTHER RESOLVED THAT:

The 45th District Democrats urges local cities including Kirkland, Redmond, Woodinville, Sammamish, and Duvall to pass legislation consistent with the following:

- Evictions for just cause only during tenancy including at the expiration of a lease
- Cap move-in, security and other fees and deposits and allow incremental payment
- Require landlords to give up to 4 months' notice for significant rent increases
- Prohibit rent hikes in unsafe or unlivable housing
- Allow tenants to adjust rent due date if they live on fixed income
- Add protections against eviction over late rent

Submitted by Linda Jenkins District Chair, 45th LD Democrats, and Keith Krumm 45th LD Administration and Rules Chair for consideration by the 45th Legislative District Democrats at their May 5th, 2021 meeting.