

Resolution No. 31031

A RESOLUTION of the City Council of Seattle,
concerning the condition of rental housing within
the City of Seattle, and efforts to implement a
program to improve the quality of rental housing.

The City of Seattle – Legislative Department

Resolution sponsored by: Peter Stambuck

Committee Action: Pass AS AMENDED ^(e)
Vote

Date Recommendation 4-0
NL, PS, JG, SC

Related Legislation File: _____

Date Introduced and Referred: <u>Dec. 3, 2007</u>	To: (committee): <u>Urban Development and Planning</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>12-17-07</u>	Date Presented to Mayor: <u>12-18-07</u>
Date Signed by Mayor: <u>by Mayor</u>	Date Returned to City Clerk: <u>12-27-07</u>
Published by Title Only <input checked="" type="checkbox"/> <u>3</u>	Date Returned Without Concurrence:
Published in Full Text _____	

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date Decision Vote
12-17-07 Adopted 6-3 (No: Della, Diago, McIver)

RESOLUTION 31031

1
2 A RESOLUTION concerning the condition of rental housing within the City of Seattle, and
3 efforts to implement a program to improve the quality of rental housing.

4 WHEREAS, a significant portion of land in the City of Seattle is devoted to rental housing; and

5 WHEREAS, there has been consistent growth in the amount of rental housing within the City of
6 Seattle, estimated in the 2000 Census as exceeding 51% of the housing stock; and

7 WHEREAS, the City intends that rental housing meet basic life, health and safety standards and
8 therefore has adopted the Seattle Housing and Building Maintenance Code (Seattle
Municipal Code 22.200); and

9 WHEREAS, the City expends significant effort to provide that all housing, regardless of
10 ownership, meets or exceeds City and state codes governing building and life safety
11 construction, fire safety, energy consumption, sanitation, electrical services and other
such considerations; and

12 WHEREAS, rental housing in the City of Seattle is a commercial activity that the City has a
13 legitimate interest in regulating; and

14 WHEREAS, despite the demonstrated commitment to responsible ownership by the majority of
15 rental housing owners , the City continues to experience problems caused by poor
16 maintenance of and failure to comply with basic life, health and safety standards in its
rental housing stock ; and

17 WHEREAS, the City has an interest in preserving the stock of rental housing and the long term
18 health of its rental housing market; and

19 WHEREAS, the City finds that the existence of substandard and unsanitary rental units are a
20 detriment to the physical, social and economic stability of all housing in the City of
Seattle and the health and welfare of the citizens of the City of Seattle; and

21 WHEREAS, It is necessary to address the issue of substandard rental housing in Seattle, and one
22 potential way is the development of a housing inspection program, to focus on unsanitary
23 and unsafe dwellings and the means to bring these structures into compliance with all
City codes; and

24 WHEREAS, the City Council has allocated \$50,000 for a Council-directed study to review the
25 issue of substandard rental housing within the City of Seattle, including methods to bring
26 such substandard housing into compliance with relevant health and safety codes; and



1 WHEREAS, among other things, the consultant hired for the study will be asked to study
2 development of a rental housing licensing and inspection program similar to those found
3 in a number of jurisdictions within the State of Washington, including those in the cities
4 of Pasco, Auburn and Burien, as well as those in other jurisdictions throughout the
country, including the City of Los Angeles; and

5 WHEREAS, the consultant will be tasked to analyze and recommend implementation strategies
6 for a Seattle rental housing inspection program to include, but not be limited to,
7 recommendations on the establishment of a rental housing business license program or
8 other licensing or regulatory requirements; estimates of program costs; an overview of
9 funding sources for the potential programs, including possible fee structures; options for
10 determining how inspections should be performed and who should perform them;
methods for ongoing inspector training and certification; quality control measures; and
evaluation of the effectiveness of programs, including best practices and lessons learned
in other jurisdictions;

11 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
12 **SEATTLE, THE MAYOR CONCURRING:**

13
14 Section 1. The Council expects that the consultant study will be completed by March
15 31, 2008. After presentation to and approval by Council, Council will provide the Department of
16 Planning and Development (DPD) with policy direction on what components of the consultant's
17 study it would like DPD to analyze for development of a Council implementation plan. DPD
18 will present this analysis to Council no later than July 31, 2008.

19
20 Adopted by the City Council the 17th day of December, 2007, and
21 signed by me in open session in authentication of its adoption this 17th day
22 of December, 2007.

23
24
25 
26 President _____ of the City Council



Michael Jenkins
Resolution concerning rental housing.doc
December 12, 2007
Version #9

1 THE MAYOR CONCURRING:
2 Returned Unsigned
3 by Mayor

4 _____
5 Gregory J. Nickels, Mayor

6
7 Filed by me this 27 day of December, 2007.

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9 

10 _____
11 City Clerk

12
13 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Michael Jenkins/615-1674	

Legislation Title: A RESOLUTION of the City Council of Seattle, concerning the condition of rental housing within the City of Seattle, and efforts to implement a program to improve the quality of rental housing.

- **Summary of the Legislation:** The city has an obligation to ensure that efforts are made to address substandard rental housing within the City of Seattle and to ensure that all substandard rental housing is brought up to relevant City Codes, thereby ensuring that the health, safety and welfare of its residents and the larger housing market within the City is maintained. The legislation will direct \$50,000 in Council consultant funds towards the preparation of a study to evaluate options concerning a rental housing licensing program and how such a program would be implemented

- **Background:**

X This legislation does not have any financial implications. City Council has set aside \$50,000 of its own resources for a consultant analysis of the problems posed by substandard rental housing within the City of Seattle. Future budget obligations may be required depending on the outcome of the study and Council action. Funds will be appropriated from the City's consultant fund.





**Legislative Department
Seattle City Council
Memorandum**

TO: Resolution 31031 – file
FROM: Michael Jenkins, Council Central Staff
DATE: December 12, 2007
RE: tracking version updates

Committee Version 2 was introduced with the initial Council Bill while Version ⁹8a was adopted by ~~Council~~. Versions 2-7 were internal working documents developed during staff review. V8 was in the Urban Development and Planning Committee notebooks and was the substitute Resolution. Version ~~8a~~ amended version 8.

9 PMS 12/14/07



RESOLUTION _____

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3 A RESOLUTION of the City Council of Seattle, concerning the condition of rental housing
4 within the City of Seattle, and efforts to implement a program to improve the quality of
5 rental housing.

6 WHEREAS, a significant portion of land in the City of Seattle is devoted to rental housing; and

7 WHEREAS, there has been consistent growth in the amount of rental housing within the City of
8 Seattle, estimated in the 2000 Census as exceeding 51% of the housing stock; and

9 WHEREAS, the City has an essential duty to ensure that the quality of rental housing meets basic
10 life, health and safety standards and therefore has adopted the Seattle Housing Code
(Seattle Municipal Code 22.200); and

11 WHEREAS, the City expends significant efforts to ensure that the quality of all housing,
12 regardless of ownership, meets or exceeds City codes governing building quality, fire
13 safety, energy consumption, sanitation, electrical services and other such considerations;
and

14 WHEREAS, rental housing in the City of Seattle is a commercial activity that the City has a
15 legitimate and compelling interest to regulate; and

16 WHEREAS, despite the demonstrated commitment to responsible ownership by the majority of
17 rental housing owners, the City has and continues to experience problems in its rental
18 housing stock including poor maintenance, increased need for public services and
negative impacts on property values; and

19 WHEREAS, the City has a substantial interest in ensuring the long term health of the rental
20 housing market as a large portion of the housing market in the City of Seattle; and

21 WHEREAS, the City finds that the existence of substandard and unsanitary rental units are of a
22 detriment to the physical, social and economic stability of all housing in the City of
Seattle;

23 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
24 **SEATTLE, THE MAYOR CONCURRING:**

1 Section 1. The City Council has allocated \$50,000 for a consultant review of the issue of
2 substandard rental housing within the City of Seattle, including methods to bring such
3 substandard housing into compliance with relevant City codes.

4 Section 2. The Council consultant will study options for development of a rental housing
5 licensing and inspection program, similar to those found in a number of jurisdictions within the
6 State of Washington, including the cities of Pasco, Tacoma, Auburn and Burien, as well as in
7 other jurisdictions including the City of Los Angeles.

8
9 Section 3. The consultant will recommend implementation strategies for a Seattle rental
10 housing inspection program. At a minimum, recommendations will address the following issues:

- 11 1) Establishment of a rental housing business license or other license requirements;
- 12 2) An estimate of program costs;
- 13 3) An overview of funding sources for the program, including possible fee structures and
14 amounts;
- 15 4) Systems for determining how inspections should be carried out and who should
16 perform inspections;
- 17 5) Methods for ongoing inspector training and certification;
- 18 6) Quality control measures; and
- 19 7) Effectiveness of programs, and best practices and lessons learned in other
20 jurisdictions.

21 Section 4. Following the completion of the study by March 31, 2008, the Council intends
22 that the Department of Planning and Development (DPD) use the consultant's study to prepare
23 plan for implementing a rental housing inspection program. The DPD should be presented to
24 Council no later than July 31, 2008.

25 Adopted by the City Council the ____ day of _____, 20____, and
26 signed by me in open session in authentication of its adoption this ____ day

1 of _____, 20__.

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4 President _____ of the City Council

5 THE MAYOR CONCURRING: (same question)
6

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8 _____
9 Gregory J. Nickels, Mayor

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12 Filed by me this ____ day of _____, 20__.

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14 _____
15 City Clerk

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18 (Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Michael Jenkins/615-1674	

Legislation Title: A RESOLUTION of the City Council of Seattle, concerning the condition of rental housing within the City of Seattle, and efforts to implement a program to improve the quality of rental housing.

- **Summary of the Legislation:** The city has an obligation to ensure that efforts are made to address substandard rental housing within the City of Seattle and to ensure that all substandard rental housing is brought up to relevant City Codes, thereby ensuring that the health, safety and welfare of its residents and the larger housing market within the City is maintained.

- **Background:**

X **This legislation does not have any financial implications.** City Council has set aside \$50,000. of its own resources for a consultant analysis of the problems posed by substandard rental housing within the City of Seattle. Future budget obligations may be required depending on the outcome of the study and Council action.

 This legislation has financial implications.

Appropriations

Fund Name and Number	Department	Budget Control Level*	2008 Appropriation	2009 Anticipated Appropriation
TOTAL				

*

Notes:



STATE OF WASHINGTON – KING COUNTY

--SS.

218881
CITY OF SEATTLE, CLERKS OFFICE

No. RES TITLE ONLY

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

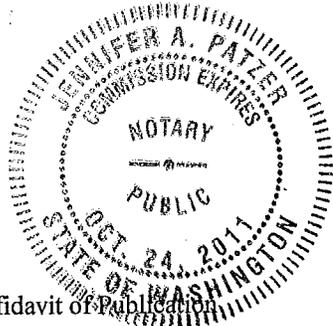
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:30935,31020,26-28,31&3

was published on

12/31/07

The amount of the fee charged for the foregoing publication is the sum of \$ 83.70, which amount has been paid in full.



Affidavit of Publication

[Signature]

Subscribed and sworn to before me on
12/31/07 *[Signature]*

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on December 17, 2007, and published here by title only will be mailed upon request, or can be accessed electronically at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 884-8344.

RESOLUTION NO. 31084

A RESOLUTION establishing the City's intention to provide technical assistance to the Central Area Motivation Program (CAMP) in order to allow CAMP to continue providing support to poor and disadvantaged persons in Seattle's Central Area.

RESOLUTION NO. 31031

A RESOLUTION of the City Council of Seattle, concerning the condition of rental housing within the City of Seattle, and efforts to implement a program to improve the quality of rental housing.

RESOLUTION NO. 31028

A RESOLUTION relating to the redevelopment of Colman Dock ferry terminal, encouraging coordination between Washington State Ferries (WSF) in its development of a Long-Range Plan and the City of Seattle (City) in its development of the Urban Mobility Plan, encouraging WSF to collaborate in its planning for redevelopment of Colman Dock with the City and other stakeholders, and describing City Council preliminary guidelines for WSF terminal planning and design for Colman Dock and its environs.

RESOLUTION NO. 31027

A RESOLUTION revising certain City Council procedures; adopting a new set of Rules and Procedures of the Seattle City Council to supersede those adopted by Resolution 30827.

RESOLUTION NO. 31026

A RESOLUTION establishing the Council's intention to explore additional economic development, planning and land use strategies for Seattle's industrial lands and requesting that the Executive undertake additional studies, analyses and planning endeavors.

RESOLUTION NO. 31020

A RESOLUTION setting forth the 2008 State Legislative Agenda of the City of Seattle.

RESOLUTION NO. 30935

A RESOLUTION recognizing the South Lake Union Urban Center Neighborhood Plan.

Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, December 31, 2007.

12/31(218881)