

SEATTLE NEEDS RENT CONTROL



SUMMARY OF DRAFT LEGISLATION FOR CITYWIDE RENT CONTROL, FREE OF CORPORATE LOOPHOLES

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We need rent control to address Seattle's serious affordability crisis. Rents in Seattle have risen by 70% in 10 years, pushing people out of the city or into homelessness. Rent control has widespread support from Seattle's renters, homeowners, and small business owners. We already have over 12,000 signatures on our rent control petition, and 18 organizational endorsements! Shirley Henderson, owner of Squirrel Chops cafe and hair salon says "Everyone from baristas to bus drivers should be able to affordably live in the city they work in. Small businesses are also getting displaced due to corporate developer greed. That's why we need both residential and commercial rent control." Rent control supporter Kathy Yasi says "I am a small landlord, and try to keep rents affordable. But tens of thousands of Seattle's renters are being exploited by corporate landlords. We need rent control to protect these tenants"

This bill will limit annual rent increases to the rate of inflation (roughly 2-3% per year) for all rental homes in the city, with NO corporate loopholes that would diminish the bill over time, and increasingly leave tenants unprotected.

There is a growing movement across the country for rent control, or to strengthen the rent control in cities that already have it. Movements in New York state just won a massive expansion of rent control, closing many corporate loopholes! Oregon had a statewide ban on rent control, as Washington state does now, but recently overturned that and passed statewide rent control. With a vibrant and fighting movement, we can win universal rent control with no corporate loopholes for Seattle!

SEATTLE'S RENT CONTROL CAMPAIGN ENDORSED BY:



WHAT IS RENT CONTROL

LIMIT ANNUAL RENT INCREASES IN SEATTLE TO INFLATION RATE

IF SEATTLE HAD HAD RENT CONTROL SINCE 2011,
AVERAGE RENT WOULD BE...



RENTS ROSE 69% BETWEEN
2010-2018. DURING THAT PERIOD,
THE INFLATION WAS ONLY 20.3%.

NO CORPORATE LOOPHOLES:

Universal Rent Control

Universal rent control means all residential rental homes are covered under rent control law, whether an apartment in a building, a condo, a single-family rental home, a room, or an accessory dwelling unit.

Additionally, all rental homes regardless of the date of construction will be covered under the law.

Exempting rental homes based on type of home or date of construction from the rent control law are corporate loopholes.

No Vacancy Decontrol

Vacancy decontrol is a corporate loophole in rent control laws, which allows landlords to revert a rental home to market-rate rent (meaning a steep rent increase) when the current tenant vacates the home. This decreases the overall stock of rent-controlled and affordable housing, and creates a perverse incentive for landlords to evict tenants.

No Reno-vications

If a landlord demolishes rental homes, and builds newer housing, they must replace 1-to-1 the homes at the same rent. In other words, corporate developers have to always comply with the rent control law.



RENT CONTROL BOARD

A Rent Control Board will be appointed when the rent control law first takes effect, and will become an elected body four years after the law's passage. In the case of small landlords needing exceptions to rent control provisions, in emergencies such as damage to rental housing by natural disaster, or other unforeseeable events, they can apply to the Rent Control Board. The Board will be empowered to grant exceptions on the basis of proven need.