

## Seattle Renters' Commission 2023 Work Plan - DRAFT

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### **COMMISSION WORKGROUPS**

- Outreach/Communications
- Diversity, Equity, & Inclusion
- Housing Supply
- Tenant Protections

The following represents suggested agenda topics for the full Commission meetings in 2023. The Co-Chairs may modify these issues, based on emerging issues, as they develop agendas for each month's meeting.

### **Partnering with other boards/commissions, organizations**

- Human Rights Commission interested in joint meetings

### **Enforcement Mechanisms/Landlord accountability**

- Clear timelines for compliance
- Fees or fines for non-compliance
- Penalties for retaliation against renters who assert their rights/file complaints
- Tenant law enforcement in student housing (sometimes students aren't considered tenants by law)
- Push for additional funding for renter resources like the Housing Justice Project, more inspectors in SDCI, and more investigators in SOCR. Research potential revenue sources; work with councilmembers on rollout.

### **Accessible Housing**

- Raising 5% threshold for accessible housing
- Establishing universal minimum standards for accessibility in rentals
- Intersectionality of affordable housing with race, gender
- Accountability structures in RSJI ordinance needed

### **Housing Supply/Zoning Laws**

- Explore what supply renters need vs, other housing in city
- Does current Seattle zoning support the kind of density that renters would benefit from?
- What does zoning law advocacy look like?

### **TOPICS FOR ADDITIONAL RESEARCH/CONSIDERATION**

- Mandated reductions in pricing for vacancies (pay a vacancy tax or drop the rent by \$\_\_ amount and repost to the market; if vacancy 1 continues, repeat this process monthly)
- Rent control in other cities, and possible alternatives to rent control
  - Research what other cities/states/countries are doing to keep rent costs in line with tenant resources
  - Goal is to find methods to promote equitable income-based rent proposals that expand potential affordable housing by applying policy incentives to all housing units.

- Renter’s rights info blast – how can we better communicate what rights renters have, renters’ resources, the work SRC is doing, etc.
- Expansion for a renter to break their lease given extenuating circumstances like a death in the family, change in employment, etc.