

*Adopted
as amended*

S1

10/29/2019

LG JKW Striker -1

Sponsor: Gossett and Kohl-Welles

[am]

Proposed No.: 2019-0380

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2019-0380, VERSION**

2 **1**

3 On page 1, beginning on line 5, strike everything through page 11, line 206, and insert:

4 "STATEMENT OF FACTS:

5 1. More than forty-two percent of households in King County are renter
6 households, according to the 2013-2017 American Community Survey.

7 2. The median household income of renters is less than 50 percent of the
8 median income of homeowners in King County, according to the 2013-
9 2017 American Community Survey.

10 3. Sixty-two percent of white households in King County own their
11 homes, compared to twenty-eight percent of African-American and thirty-
12 four percent of Latino residents, according to the 2013-2017 American
13 Community Survey.

14 4. The median net worth of renter households in the United States is two
15 percent of the median net worth of homeowner households, according to
16 the 2016 Federal Reserve Board's Survey of Consumer Finances.

17 5. A recent study published in the journal Urban Affairs Review found
18 that low-income renters are nearly twice as likely as homeowners to be

- 19 displaced by gentrification.
- 20 6. The renter population is representative of many protected classes,
21 including people of color, people living with disabilities and LGBTQ
22 people, as well as young adults, seniors, low-income people, those paying
23 rent with assistance, those with felony records and renters who have
24 experienced homelessness.
- 25 7. Renters in King County are directly impacted by a wide variety of
26 issues facing the county, such as housing affordability, transportation
27 access, access to green and other public spaces, land use, renter
28 protections, public health and safety, education and economic growth.
- 29 8. King County has sought to include diverse perspectives on housing,
30 such as with the Regional Affordable Housing Task Force, and a renters'
31 commission will formalize participation of a group that comprises over
32 forty percent of the county's households.
- 33 9. In 2010, Ordinance 16948, also referred to as the "Equity and Social
34 Justice Ordinance," was enacted and fourteen determinants of equity were
35 identified as the conditions that lead to the creation of a fair and just
36 society in King County, which includes housing for all people that is safe,
37 affordable, high quality and healthy.
- 38 10. In 2016, Motion 14754 was passed expressing support for regional
39 planning, coordination and funding efforts to address the challenges of
40 homelessness and housing affordability in King County.
- 41 11. The King County Regional Affordable Housing Task Force Five Year

42 Action Plan calls for better engaging local communities and other partners
43 in addressing the urgent need for and benefits of affordable housing and
44 expanding supports for low-income renters.

45 12. A renters' commission will offer useful insight and perspective
46 inclusive of diverse renter voices from across the county that historically
47 have not had a voice without such intentional and proactive efforts.

48 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

49 SECTION 1. Ordinance 11955, Section 6, as amended, and K.C.C. 2.16.130 are
50 hereby amended to read as follows:

51 A. The department of community and human services is responsible to manage
52 and be fiscally accountable for the children and youth services division, the behavioral
53 health and recovery division, the developmental disabilities and early childhood supports
54 division, the adult services division and the housing, homelessness and community
55 development division.

56 B. The duties of the children and youth services division shall include the
57 following:

58 1. Working in partnership with communities and other funders to develop,
59 support and provide human services that emphasize prevention, early intervention, and
60 community education, and that strengthen children, youth and young adults, families and
61 communities in King County;

62 2. Managing programs that promote healthy childhood development, enhance
63 youth resiliency, reduce justice system involvement, strengthen families and communities
64 and ensure all children and youth have the opportunity to achieve their full potentials.

65 The division shall also provide staff to support the King County children and youth
66 advisory board.

67 C. The duties of the behavioral health and recovery division shall, subject to
68 available resources and to its exercise of discretionary prioritization, include the
69 following:

70 1. Managing and operating a comprehensive continuum of behavioral health
71 services including prevention, mental health, substance use disorder and co-occurring
72 disorder treatment services for children, youth and adults who meet eligibility criteria;

73 2. Managing and operating a twenty-four-hour crisis response system, including
74 civil commitment as a last resort;

75 3. Selecting appropriate agencies for the provision of behavioral health services
76 and developing, implementing and monitoring the provision and outcomes of contracted
77 services;

78 4. Being responsible for resource management of a comprehensive behavioral
79 health system including provision of staff support to appropriate advisory boards, and
80 serving as liaison to federal, state, and other governments and relevant organizations in
81 carrying out planning and allocation processes;

82 5. Facilitating the continuing availability of appropriate treatment services for
83 eligible individuals with a diagnosis of a mental illness, substance use or co-occurring
84 disorder; and

85 6. Developing and maintaining a continuum of appropriate treatment services
86 for eligible individuals.

87 D. The duties of the developmental disabilities and early childhood supports

88 division shall include the following:

89 1. Managing and operating a system of services for infant mental health, early
90 childhood development screening and a system of services for persons with
91 developmental disabilities in accordance with relevant state statutes and county policies
92 and to provide staff support to the King County board for developmental disabilities; and

93 2. Negotiating, implementing and monitoring contracts with community
94 agencies for the provision of developmental disabilities and early childhood support
95 services.

96 E. The duties of the adult services division shall include the following:

97 1. Working in partnership with communities to develop, support and provide
98 human services and programs that emphasize health and safety, self-sufficiency and
99 healthy aging. The programs are to include, but not be limited to, providing employment
100 and training for adults to achieve self-sufficiency, providing supports to survivors of
101 abuse and trauma, and providing health, socialization and wellness services to promote
102 healthy aging in place;

103 2. Providing assistance to indigent veterans and their families as authorized by
104 chapter 73.08 RCW; and

105 3. Providing staff support for the women's advisory board as specified in K.C.C.
106 2.30.040 and for the veterans, seniors and human services levy advisory board and its
107 committees consistent with state and county requirements.

108 F. The duties of the housing, homelessness and community development division
109 shall include the following:

110 1. Managing programs that address housing, homelessness and community

111 development needs, and helping implement improvements identified in subarea and
112 neighborhood plans for low and moderate income communities;

113 2. Administering the county's federal housing, homelessness and community
114 development funds and other housing, homelessness and community development
115 programs; ~~((and))~~

116 3. Developing housing, homelessness and community development policies and
117 programs to implement the growth management policies throughout King County to
118 provide affordable housing to low and moderate income residents; and

119 4. Providing staff support for the renters' commission as specified in K.C.C.
120 chapter 2.xx (the chapter created by section 2 of this ordinance).

121 SECTION 2. Sections 3 through 9 of this ordinance should constitute a new
122 chapter in K.C.C. Title 2.

123 NEW SECTION. SECTION 3.

124 A. There is hereby created a King County renters' commission that shall advise
125 the executive and council on issues and policies of importance to tenants in residential
126 rental properties countywide.

127 B. This chapter expires ten years after the effective date of this ordinance.

128 NEW SECTION. SECTION 4. The definitions in this section apply throughout
129 this chapter unless the context clearly requires otherwise.

130 A. "Commission" means the King County renters' commission.

131 B. "Rental agreement" means all agreements that establish or modify the terms,
132 conditions, rules, regulations or any other provisions concerning the use and occupancy
133 of a dwelling unit.

134 C. "Renter" means a tenant in a residential rental property.

135 D. "Residential rental property" means a structure or that part of a structure that
136 is used as a home, residence or sleeping place, by one person or by two or more persons
137 maintaining a common household, including, but not limited to, single-family residences
138 and units of multiplexes, apartment buildings and mobile homes, and that is occupied
139 primarily for living or dwelling purposes under a rental agreement.

140 E. "Tenant" means any person who is entitled to occupy a rental unit primarily
141 for living or dwelling purposes under a rental or lease agreement, written or oral, express
142 or implied. "Tenant" also includes a subtenant who is in occupancy with the consent of
143 the owner.

144 NEW SECTION. SECTION 5.

145 A. The commission shall be composed of fifteen members. Appointments should
146 be made to ensure that varied renter perspectives are represented, including those of
147 renters who live in unincorporated King County and those of renters who identify with or
148 are affiliated with organizations that use an equity lens or that work with historically
149 underrepresented groups, such as low-income renters, renters of color, LGBTQ renters,
150 renters with criminal history, immigrant renters, those paying rent with assistance and
151 renters who have experienced homelessness. Appointments should be made, to the extent
152 possible, so that the commission membership is representative of the county
153 geographically. Each member of the commission must be a renter within King County at
154 the time of the member's appointment and throughout the member's term.

155 B. Members may receive compensation, contingent on budget appropriation.

156 NEW SECTION. SECTION 6.

157 A. Member positions shall be one through fifteen. Individuals shall be appointed
158 into these numbered positions. Members in positions one through nine shall be appointed
159 by the council. Members in positions ten through twelve shall be appointed by the
160 executive. Members in positions thirteen through fifteen shall be appointed by the
161 commission. All appointments are subject to confirmation by the county council by
162 motion.

163 B. For the members appointed by the executive in positions ten through twelve,
164 individuals shall be nominated through an open application and review process managed
165 by the affordable housing committee housing interjurisdictional team. All individuals
166 appointed by the executive shall be subject to approval by the affordable housing
167 committee of the growth management planning council.

168 C. For the initial round of appointments, odd numbered positions will serve one-
169 year terms and even numbered positions will serve two-year terms. After the conclusion
170 of initial terms, all subsequent terms of each position shall be for two years. A member
171 shall not serve more than two consecutive terms. Any vacancy in an unexpired term shall
172 be filled in the same manner as the original appointment. If a person is appointed to fill
173 the duration of an unexpired term, then that term shall count as one of the two
174 consecutive terms only if the portion of the unexpired term actually served is at least one
175 year.

176 NEW SECTION. SECTION 7. The duties of the commission include the
177 following:

178 A. Provide information, advice and counsel to the council, the executive, the
179 department of community and human services, the office of equity and social justice and

180 other county departments on issues and policies affecting renters, including housing
181 affordability and the intersection of renters with their access to transportation, green and
182 other public spaces, renter protections, public health and safety, education and economic
183 growth;

184 B. Collaborate with and advise the affordable housing committee of the growth
185 management planning council on topics consistent with its annual work plan and policy
186 portfolio;

187 C. At the request of cities and towns in King County, the renters' commission
188 may provide advice and feedback on issues and policies affecting renters in cities and
189 towns, including housing affordability and the intersection of renters with their access to
190 transportation, green and other public spaces, renter protections, public health and safety,
191 education and economic growth;

192 D. Monitor the enforcement and effectiveness of legislation related to renters and
193 renter protections;

194 E. Provide periodic advice on priorities, policies and strategies for strengthening
195 and enhancing the enforcement and effectiveness of renter protections;

196 F. The executive shall transmit to the council and the affordable housing
197 committee of the growth management planning council, on an annual basis, a summary
198 of commission activities and recommendations for future affordable housing committee
199 work plans, including actions to improve housing affordability in unincorporated King
200 County. The report shall be filed in the form of a paper original and an electronic copy
201 with the clerk of the council, who will retain the original and provide an electronic copy
202 to all councilmembers, the council chief of staff and the lead staff to the mobility and

203 environment committee or its successor.

204 G. Adopt an annual work plan. The plan shall include a briefing on the
205 commission's public involvement process for soliciting community and citizen input in
206 developing the commission's annual work plan and updates on the work plan; and

207 H. Collaborate and consult with other county commissions and committees,
208 departments, the King County housing authority board of commissioners, the affordable
209 housing committee of the King County growth management planning council, the Seattle
210 renters' commission and other community groups and associations, including those
211 representing rental property landlords, to gather information, feedback and
212 recommendations related to the King County renters' commission's work.

213 NEW SECTION. SECTION 8. The director of the department of community
214 and human services or designee shall be responsible for the staffing and operation of the
215 commission. Before undertaking its other responsibilities, the commission shall elect
216 officers and adopt administrative procedures.

217 NEW SECTION. SECTION 9. Meetings of the commission shall be open to the
218 public and the commission shall operate subject to the state Open Public Meetings Act of
219 1971, in accordance with chapter 42.30 RCW.

220 NEW SECTION. SECTION 10. This ordinance shall take effect upon approved
221 authority and appropriation of 1 FTE."

222 **EFFECT: This striking amendment makes the following changes to the Proposed**
223 **Ordinance:**

- 224 1. Modifies a finding related to the Regional Affordable Housing Task Force Five
225 Year Action Plan.
226 2. Adds possibility of compensation for members, contingent on budget
227 appropriation.

- 228 3. Adds process for executive appointments.
- 229 4. Adds collaboration with the affordable housing committee of the growth
- 230 management planning council and other jurisdictions in King County to the
- 231 duties.
- 232 5. Modifies annual report requirement.
- 233 6. Adds ordinance contingent upon approved authority and appropriation of 1 FTE.

Passed

1

10/29/19
CB-1 Countywide

[am] Sponsor: Balducci
Proposed No.: 2019-0380

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2019-0380, VERSION 1**

3 On page 6, line 126, after "properties" strike "countywide" and insert "in unincorporated
4 King County"

5

6 On page 7, line 146, after "including" strike "those of renters who live in unincorporated
7 King County and"

8

9 On page 7, line 153, after "renter within" insert "unincorporated"

10

11 On page 7, line 154, after "appointment" strike "and throughout the member's term"

12

13 On page 9, line 183, after "growth" insert "as they relate to renters in unincorporated
14 King County"

15

16 **EFFECT: Clarification of scope of work for the Renters' Commission, limiting**
17 **membership to residents of unincorporated King County.**

10/29/19
JKW-1 Landlord

Passed

2

Sponsor: Kohl-Welles

am

Proposed No.: 2019-0380

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2019-0380, VERSION 1**

3 On page 6, after line 130, insert:

4 "B. "Landlord" means the owner, lessor or sublessor of the dwelling unit or the
5 property of which it is a part, and in addition means any person designated as
6 representative of the owner, lessor or sublessor, including, but not limited to, an agent, a
7 resident manager or a designated property manager."

8 Renumber the remaining subsections consecutively and correct any internal references
9 accordingly.

10

11 On page 7, line 154, after "term." insert "A person may not be a landlord or owner while
12 serving on the commission."

13 **EFFECT: Additional guidance for commission composition.**

Withdrawn

3

10/29/19

CB-2 Compensation

Sponsor: Balducci

[am]

Proposed No.: 2019-0380

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2019-0380, VERSION 1**

3 On page 7, at the beginning of line 145, strike "A."

4

5 On page 7, strike line 155

6

7 **EFFECT: Removes language regarding member compensation.**

passed

4

10/29/19
CB-3 Appointment

[am] Sponsor: Balducci
Proposed No.: 2019-0380

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2019-0380, VERSION 1**

3 On page 7, line 145, after "composed of" strike "fifteen" and insert "seven"

4

5 On page 8, strike lines 157 through 167 and insert:

6 "A. Member positions shall be numbered one through seven. Individuals shall be
7 appointed into these numbered positions by the executive in consultation with the county
8 council. All appointments are subject to confirmation by the county council by motion."

9 Renumber the remaining subsections consecutively and correct any internal references
10 accordingly.

11

12 **EFFECT: Changes the number of commission members from 15 to 7 and**

13 **appointment process to executive in consultation with council.**

10/29/19
CB-4 AHC

passed

5

[am]

Sponsor: Balducci

Proposed No.: 2019-0380

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2019-0380, VERSION 1**

3 On page 9, strike lines 184 to 191

4 Renumber the remaining subsections consecutively and correct any internal references
5 accordingly.

6

7 On page 9, starting on line 196, after "council" strike "and the affordable housing
8 committee of the growth management planning council"

9

10 **EFFECT: Removes collaboration with affordable housing committee as a duty.**

