



King County

Dow Constantine
King County Executive
401 Fifth Avenue, Suite 800
Seattle, WA 98104-1818
206-263-9600 Fax 206-296-0194
TTY Relay: 711
www.kingcounty.gov

August 5, 2024

The Honorable Dave Upthegrove
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Upthegrove:

I am pleased to transmit proposed Ordinance that, if enacted, would give unincorporated King County tenants the right to reside with their family members in their rental unit, as recommended in the Tenant Protection Access Plan, which was transmitted to the Council in 2022. This proposed legislation would support tenants who want their family members to live with them for financial, caregiving, cultural, or other reasons.

Ordinance 19311 called for the 2022 Tenant Protection Access Plan (Plan) to include recommendations on providing tenant protections to undocumented residents who may have a fear of accessing tenant protections through the court system. In response, the Plan identified a recommendation for a Right to Reside with Family Ordinance to provide a path for undocumented residents to enforce their tenant rights. Currently, unincorporated King County tenants do not have the right to reside with their families, putting them at risk of eviction if they house family members who are not on their leases.

The proposed Ordinance specifies that the total number of persons residing in the unit cannot exceed occupancy limits established by federal, state, or local law. In addition, the proposed Ordinance requires the preexisting tenant to inform the landlord within 20 days when an immediate family member, as defined in the proposed Ordinance, moves in. The proposed Ordinance would give all members residing in the unit equal tenants' rights. It would allow landlords to screen and require immediate family members to be added to rental agreements, but not to charge fees outside of the tenant screening report for the occupancy of an immediate family member. It permits landlords to deny occupancy or inclusion in a rental agreement to a preexisting tenant's immediate family member only under limited circumstances enumerated in the Ordinance. These include three specific types of criminal history, evaluated on a case-by-case basis in line with the Fair Housing Act; court orders prohibiting contact with a preexisting

The Honorable Dave Upthegrove

August 5, 2024

Page 2

tenant; applicable rules for publicly financed or regulated housing; or certain situations in which the landlord occupies the property with the pre-existing tenant.

The proposed Ordinance was developed through a collaborative process to benefit families wishing to live together. The Department of Community and Human Services (DCHS) met with 14 organizations to shape elements of the proposed Ordinance, including definitions, screening details, landlord notifications, fees, and enforcement. Specifically, DCHS consulted entities representing tenants and landlords, as well as immigrant rights organization.

Thank you for your consideration of this proposed Ordinance. Passage of this legislation is one of many actions needed to ensure King County residents are stably housed.

If your staff have any questions, please contact Kelly Rider, Director, Department of Community and Human Services, at 206-263-5780.

Sincerely,



for

Dow Constantine
King County Executive

Enclosure

cc: King County Councilmembers

ATTN: Stephanie Cirkovich, Chief of Staff

Melani Pedroza, Clerk of the Council

Shannon Braddock, Deputy County Executive, Office of the Executive

Karan Gill, Chief of Staff, Office of the Executive

Penny Lipsou, Council Relations Director, Office of the Executive

Kelly Rider, Director, Department of Community and Human Services