

**From:** [Cory Brewer](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Public Comment for 4/26 Housing meeting (Tenant Protections proposal 2021-0131)  
**Date:** Friday, April 23, 2021 10:56:38 AM  
**Attachments:** [image001.png](#)

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The recent wave of “tenant protections” across WA state, whether at the state level, or county or city level, typically result in unintended consequences that end up hurting the people they are intended to help. By and large these “protections” are meant to serve low income households, which make up 20% of the local renter population at best ... but these policies are broadly applied across the entire spectrum of rental housing and do more harm than good.

Specifically, onerous legislation is driving out the supply of single-family rental houses at alarming rates. Last year alone my firm saw a 48% increase in rental properties selling in Seattle, compared to 2019. Why should this matter to you? Let’s focus squarely on low-income residents who are Section 8 voucher holders. Many of these are families, and the program has number of bedroom requirements, meaning that only a single family rental house will be a viable option. For example a 2-bedroom apartment unit in an affordable housing building is not going to viable for them. Where are they to go when onerous legislation pushes these houses out of the rental market?

Finally, many of the policies proposed in KC 2021-0131 already exist in current state law so they are rendered unnecessary by this proposal. I recently sent you members of the KC Council a very detailed side-by-side comparison. 2021-0131 does nothing more than create an additional administrative burden for housing providers while offering no tangible benefit to anyone.



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