

**From:** [Sergey Alekhnovich](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:31:11 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Sergey Alekhnovich  
[salekhnovich+act@gmail.com](mailto:salekhnovich+act@gmail.com)

, Washington WA

**From:** [Jillian Allibone](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support Ordinance 2021-0131  
**Date:** Monday, June 21, 2021 12:21:25 PM

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Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households and Black women in particular are evicted at far higher rates than

their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.

- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Jillian Allibone  
Lake City Neighborhood  
Seattle, WA 98125

**From:** [Jonathan Allred](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:23:34 PM

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King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Jonathan Allred  
[jon@oroboros.org](mailto:jon@oroboros.org)  
3214 34th Ave S  
Seattle, Washington 98144

**From:** [Elvis Amoureux](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 4:27:26 PM

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King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Elvis Amoureux  
[eamoureux@eou.edu](mailto:eamoureux@eou.edu)  
Everett  
Everett, Washington 98203



**From:** [Sigrid Asmus](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 6:44:59 AM

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King County Councilmembers,

I'm writing in strong support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness, and it is far past time for Seattle's city council to understand how deeply the pandemic has cut into the life of poor people here.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. If you are lucky you can get 600 square feet for \$1,500 a month. Far more than half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times the cost of that monthly rent to move into a new home is essentially impossible. and high late fees only punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, to place a cap on move-in fees, and to allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also strongly ask you to maintain all the other parts of this important ordinance, and to continue to not require a social security number for screening, and also allowing renters on fixed incomes to adjust their rent-due date.

Renters in unincorporated King County -- where so many have had to move because of unaffordable rents here -- are also counting on you to extend an eviction moratorium and prohibit rent increases at the very minimum until the COVID-19 rental debt crisis subsides. Bear in mind that rental assistance will be delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends.

Please act ethically, with care and urgency.

Sincerely,

Sigrid Asmus  
[essay@nwlink.com](mailto:essay@nwlink.com)  
4009 24 Ave W  
Seattle, Washington 98199

**From:** [jason@transitriders.org](mailto:jason@transitriders.org)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 Strong  
**Date:** Tuesday, June 22, 2021 1:43:38 PM

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Some people who received this message don't often get email from [jason@transitriders.org](mailto:jason@transitriders.org). [Learn why this is important](#)

Dear members of the King County Council,

My name is Jason Austin, I am a social worker and renter living in King County. I am reaching out to you to urge your support of Ordinance 2021-0131 regarding increased protections for renters. This proposal is an important step towards defending and protecting the housing stability of tens o thousands in our community. With the current statewide eviction moratorium set to expire soon, my community needs you to step up and ensure that King County is a place where renters can live and thrive.

As a former housing case manager and someone who has experienced homelessness, I understand first hand the value of tenant protections in ensuring people have the stability they need to be successful. I know the fear, anxiety and trauma that comes from not having a home, as do the 15,000 people experiencing unsheltered homelessness in King County. Studies show that evictions overwhelmingly lead to homelessness, with only a small fraction of evicted tenants landing on their feet. Our County already struggles to meet the need of our unhoused community, a tidal wave of evictions will not only throw thousands onto the street but will cost our community billions in response services. Save money, and do the right thing by keeping people in their homes.

The provisions of this ordinance, including strengthening just cause protections and capping late and moving fees, will go a long way towards doing right by our community. In particular, the diverse working class communities of White Center and Skyway do not have local jurisdictions to protect them, and are subject to greater harassment and displacement as a result. To give one example, **Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.**

Please pass Ordinance 2021-0131 as is, without watering down or limiting any of the necessary protections. Thank you for your consideration, please let me know if I can answer any questions.

Sincerely,  
Jason Austin

**From:** [Hannah Bahnmilller](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Better Renter Protections Needed  
**Date:** Tuesday, June 22, 2021 7:26:30 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

Hello - I'm writing in support of Ordinance 2021-0313 and appreciate your consideration of this legislation. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,  
Hannah Bahnmilller

Hannah Bahnmilller  
[hlb9391@gmail.com](mailto:hlb9391@gmail.com)  
2639 SW Nevada St  
Seattle, Washington 98126

**From:** [Damon Agnos](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:07:49 PM

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King County Councilmembers,

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Sincerely,

Damon Agnos  
[damon.agnos@gmail.com](mailto:damon.agnos@gmail.com)  
1503 E. Denny Way  
Seattle, Washington 98122



**From:** [Camp, Cherie](#) on behalf of [Clerk, King County Council](#)  
**To:** [Steadman, Marka](#)  
**Cc:** [Clerk, King County Council](#)  
**Subject:** FW: Proposed Ordinance 2021-0131  
**Date:** Tuesday, June 22, 2021 8:52:13 AM

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**From:** Bilgehan Bakirci <[bilgehan.bakirci@gmail.com](mailto:bilgehan.bakirci@gmail.com)>  
**Sent:** Monday, June 21, 2021 10:06 PM  
**To:** Clerk, King County Council <[Clerk@kingcounty.gov](mailto:Clerk@kingcounty.gov)>  
**Subject:** Proposed Ordinance 2021-0131

You don't often get email from [bilgehan.bakirci@gmail.com](mailto:bilgehan.bakirci@gmail.com). [Learn why this is important](#)

I am a home owner and a rental housing provider in King County. I strongly oppose Proposed Ordinance 2021-0131. Most of my comments are for single family homes, and out of concern for housing providers like me who have only a few houses. Many of the items in the ordinance are already covered at state level, and it provides burden to housing providers to have multiple laws intended to have similar results but with differences that cause duplication for the housing providers. Other concerns I have: if housing providers are prevented from getting a social security number from a prospective tenant, does that mean it will be illegal to have a requirement for a credit check? We housing providers need to be able to check credit, it is not possible to turn over possession of a house worth hundreds of thousands of dollars for which I am responsible to pay mortgage, taxes, insurance, expenses – not possible to turn that over without knowing the payment history of the applicant. Perhaps for apartments this does not matter, but for houses it is just too big a risk. This ordinance is unnecessary, and will be harmful for the rental market, becoming another factor to drive housing providers to sell their houses, removing inventory from an already tight housing market.

Best Regards,  
Bilgehan Bakirci  
425-638-9214

**From:** [Jack Banh](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 9:01:02 AM

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King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Jack Banh  
[jackbanh@gmail.com](mailto:jackbanh@gmail.com)  
521 7th Ave Apt 405  
Kirkland, Washington 98033

**From:** [Lisa Barnes](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:59:02 PM

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Sincerely,

Lisa Barnes  
[aliceblisa@hotmail.com](mailto:aliceblisa@hotmail.com)  
2451 Thorndyke Ave W  
Seattle, Washington 98199

**From:** [Heather Barnett](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 10:38:31 AM

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King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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Sincerely,

Heather Barnett  
[hover2pie@gmail.com](mailto:hover2pie@gmail.com)  
1909 25th Ave S, Apt A  
Seattle, Washington 98144

**From:** [Michaela Barrett](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:32:39 PM

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Sincerely,

Michaela Barrett  
[michaela@rose-labyrinth.com](mailto:michaela@rose-labyrinth.com)  
4750 32nd Ave S  
Seattle, Washington 98118

**From:** [JJ Bartlett](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 Strong  
**Date:** Monday, June 21, 2021 7:48:50 PM

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Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening renter protections, and enact an eviction moratorium for unincorporated King County. Families should not be evicted for COVID rental debt, and it is in your power to ensure that does not happen.

Families often have to pay \$5,000 or more upfront to move into an apartment. With wages kneecapped at 15/hr, this is often impossible. People may stay in unsafe or abusive situations because they can't afford to move. They may become homeless. That's why we need to cap move-in fees and secure strong payment plans in law.

Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.

Keep Ordinance 2021-0313 strong. Don't vote for amendments that weaken it. Additional emergency measures like extending an eviction moratorium are needed to make sure people stay housed.

Thank you for your time,  
Morgan L. Bartlett III  
District 4 Resident

**From:** [Drew Batchelor](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:13:30 PM

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King County Councilmembers,

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Sincerely,

Drew Batchelor  
[drewbat@outlook.com](mailto:drewbat@outlook.com)  
350 NE 56th St  
Seattle, Washington 98105

**From:** [Elena Bennett](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Ordinance 2021-0131 Support  
**Date:** Tuesday, June 22, 2021 4:38:04 PM

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Some people who received this message don't often get email from theforestreturned@gmail.com.

[Learn why this is important](#)

Council members,

I am writing this email to encourage you to pass Ordinance 2021-0313 without amending its protections. I am also asking that you enact additional protections, such as an eviction moratorium, for all families to avoid evictions due to COVID-related rental debts, including in unincorporated King County.

As housing opportunities continue to disappear for many individuals and families, prices are rising and debts are increasing. Many are unable to find alternative shelter during this time. The eviction moratorium is a vital aid that saves a large amount of people from suffering homelessness, but it does not solve the crisis.

If the eviction moratorium ends on June 30th and no protections are in place, there will be a flood of newly homeless or under-housed individuals and family as evictions are carried out on a wide scale. This last year has already significantly impacted the housing/rental market, the job market, and the economy as a whole. A wave of evictions will only exacerbate these issues, as will growing rental debt.

Of course, people in BIPOC and immigrant communities are hit harder by the immense difficulties in renting and buying a home is even more difficult. Black households are evicted significantly more often than white households, and black people who are homeless are at a massive risk of violence and health problems. Gentrification and housing insecurity will be made worse without rental protections for these communities. There is a large population of black people in Skyway that aren't even protected by Seattle's Just Cause ordinance. All of this would be bad enough without the burden of high late fees and move-in fees.

Unincorporated King County saw 12.6% of evictions be without cause in 2019. Rental protections are necessary for racial justice.

I do not have numbers in regards to how disabled people have been affected by COVID and the rental crisis, but I can share my experience. I had attempted to return to work in 2020 because SSI benefits were not enough to keep me off the streets. I got an apartment but I knew even before the pandemic hit that I was not going to be able to work very long. In April, after weeks of fighting for protections and accommodations, I had to leave that job, even though it meant I was now left relying on government assistance again. I have had to reapply for SSI and currently live off of food stamps and ABD. These benefits are of great

help, but would not even put a dent in a \$1,500 a month rental debt. Assistance with this debt has been extremely slow. I have an appointment with a worker for the HEN program in July, after the current eviction moratorium ends. Without protections, I will be evicted with no place to go and I know that I am not the only disabled person facing these difficulties. We are overwhelmed by this crisis, but we are not the only ones.

I ask that you please keep Ordinance 2021-0313 and do not add amendments that will remove or weaken protections. Our cities and our county needs additional protections in this emergency, including an extension of the eviction moratorium. Please don't let people be evicted due to pandemic rental debt. Thank you.

With all sincerity,  
Elena Lee Bennett  
Capitol Hill neighborhood, Seattle

**From:** [joeberkson4000@gmail.com](mailto:joeberkson4000@gmail.com)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 6:56:44 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

joeberkson4000@gmail.com  
4000 East Blaine Street  
Seattle, Washington 98112

**From:** [Matthew Boguske](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:34:31 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income on rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees, and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

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Sincerely,

Matthew Boguske

Matthew Boguske  
[matthew.boguske@gmail.com](mailto:matthew.boguske@gmail.com)  
8500 148 Ave NE #B1005  
Redmond, Washington 98052

**From:** [Janae Bourgeois](#)  
**To:** [council@seattle.gov](mailto:council@seattle.gov); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Rental Ordinance  
**Date:** Tuesday, June 22, 2021 10:20:58 PM

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Some people who received this message don't often get email from [janae.bourgeois@gmail.com](mailto:janae.bourgeois@gmail.com).  
[Learn why this is important](#)

Hi Seattle Council,

I own one property in Seattle, my current home. My husband and I have been searching for a 2nd home in the area to buy so that we could rent out our current primary residence and help provide housing in a tight rental market while growing equity in our home to provide for our own retirement and for our son's future.

My husband and I come from very little. We are first generation college graduates. My husband is an immigrant from a third world country, who's father went to school under a tree and could not afford shoes to wear so he would walk barefoot for miles each day. My mother was raised in a 1 bedroom no bathroom house with her eight siblings. Our parents did everything in their power to give us a better future. We are doing the same to advance ourselves for our son's sake.

For us that means slowly buying houses as we can afford the next down payment. That means living off of one salary even though we both have careers. Driving a paid off car from 2007 and keeping our cost of living low so that we can save to provide better opportunities for our son.

The latest ordinances, while they protect tenants as they should, do not provide any recourse for small time (hopeful) landlords. If we rent to the wrong tenant, under the current and proposed ordinances, we could lose everything. Frankly the risk of being a small time landlord in Seattle is too great.

What does that mean for us? We have decided to stop searching for a house in Seattle proper and are looking at other areas. Our current home will either be sold or used for a short term rental because the risk is too great.

We cannot possibly be the only small time landlords who are evaluating if they should sell their home or make it a short-term rental. Which ultimately means less rentals available, corporate and larger landlords will hold more power and prices will go up faster. Simple supply and demand.

I'm all for protecting tenants, I myself have been a tenant most of my life. However, the very policies proposed will ultimately mostly impact the small time landlord. Larger companies can more easily absorb losses. Small ones cannot. Less rentals = higher rent rates.

Regards,  
Janae Bourgeois

**From:** [Lisa Canar](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:10:40 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Lisa Canar  
[canar.lisa@gmail.com](mailto:canar.lisa@gmail.com)  
915 N 79th St  
Seattle, Washington 98103

**From:** [Paris Chapman](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Stop Eviction Crisis  
**Date:** Tuesday, June 22, 2021 9:46:05 PM

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Some people who received this message don't often get email from plchapman2@gmail.com.  
[Learn why this is important](#)

Hello, my name is Paris Chapman and I'm writing in urgent support of the proposed tenants protection package - strong Just Cause law, capping move-in and late fees, and requiring longer notice for rent increases.

I want to be brief and state that many communities' ability to even be involved in these complex conversations is predicated on the level of poverty we experience as a direct result of systemic racism and additional intersecting forms of oppression. Please approve the tenants protection package as soon as possible.

The opposing arguments I've read are that housing providers for some reason are concerned about being able to continue providing rental units. That reason is beyond my understanding, but if you find any valid reason to, please check on that and make any necessary amends.

Much appreciation,  
Paris

París (They/Them)

[People Managers | Open Letter to Leaders](#)

"Success is liking yourself, liking what you do, and liking how you do it." - Maya Angelou

**From:** [Emily Childs](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Pass Ordinance 2021-0131 to prevent homelessness  
**Date:** Monday, June 21, 2021 8:35:11 PM

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Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt. If, as seems likely, the state-level eviction moratorium fails to be extended, we are facing the prospect of a massive wave of evictions during a summer with historically high temperatures and widespread wildfires, as well as the rapidly-spreading Delta variant of COVID-19. We cannot allow this emergency to reach such a tipping point.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their

total income in rent.

- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Emily Childs  
Seattle, WA 98118

**From:** [Clay Compton](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:15:26 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Clay Compton  
[claycompton@comcast.net](mailto:claycompton@comcast.net)  
10925 NE 37TH PL  
Bellevue, Washington 98004

**From:** [Joe Calodich](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Don't water down renter protections  
**Date:** Tuesday, June 22, 2021 3:00:30 PM

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Some people who received this message don't often get email from [jcalodich@gmail.com](mailto:jcalodich@gmail.com). [Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt. As a UW student, I and many of my classmates have struggled with housing, especially during the pandemic when many of our jobs were eliminated and our incomes were greatly disrupted.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their

total income in rent.

- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Joe Calodich

**From:** [John Clemens](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:41:05 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

John Clemens  
[jaclemens25@gmail.com](mailto:jaclemens25@gmail.com)  
845 Bellevue PI E, 208  
Seattle, Washington 98102-4463



**From:** [Virginia Cain](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Rent issues  
**Date:** Tuesday, June 22, 2021 2:28:32 PM

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[Some people who received this message don't often get email from 309north73@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

You are driving landlords out of business what happens next.? Landlords sell because it is their only option and rents go up because there are less rentals. You are defeating your purpose

Sent from my iPhone

**From:** [Virginia Davis](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:00:35 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,

Virginia Davis  
ginny1218@yahoo.com  
17721 NE 156th St  
Woodinville, Washington 98072

**From:** [Stephen DeSanto](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 strong  
**Date:** Monday, June 21, 2021 9:14:39 PM

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Some people who received this message don't often get email from [stephen.desanto@gmail.com](mailto:stephen.desanto@gmail.com).

[Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
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This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.

Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.

- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Stephen DeSanto  
Brighton, Seattle, King County District 2

**From:** [Rachel Doyle](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 strong  
**Date:** Monday, June 21, 2021 2:40:28 PM

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Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Rachel Doyle  
District 6

--

Warm regards,  
Rachel Doyle

Pronouns: she/her/hers

732-762-8612

**From:** [Nicole DuRoche](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 7:31:30 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,  
Nicole DuRoche, MSW

Nicole DuRoche  
[duroc017@umn.edu](mailto:duroc017@umn.edu)  
9011 16th Ave SW apt a  
Seattle, Washington 98106

**From:** [Dorothy Ennes](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Ordinance 2021-0131  
**Date:** Thursday, June 17, 2021 4:38:24 PM

---

I am the director of property management for Coldwell Banker Bain and have been in this profession for 38 years. I strongly believe that society has an obligation to help those less fortunate but that obligation should be on society as a whole and not on landlords alone.

The vast majority of our landlord clients own one investment property and many depend on that income. I am afraid to count how many rental properties we've lost already this year because the owners have decided to sell. This is a huge loss of rental inventory. If we continue losing rentals, there will be an even greater shortage and prices will go up.

According to the 2020 [Rental Housing Finance Survey](#) data released by HUD and the U.S. Census Bureau, the majority of small rental units (defined as 1 – 4 units) in America are owned by individual investors. Of the 48.2 million rental housing units in the United States, nearly 49% are located in rental properties of one to four units. For these small rental properties, nearly 73% (14.1 million) are owned by individual investors.

There have been numerous changes in regulations regarding rentals at the state and local level in recent years. Unfortunately, while the intention to protect tenants is good, many of the policies, in my opinion, are short-sighted. The end result has been an exodus of small landlords from the rental market. While tenants should be protected from slum landlords, landlords also need to be treated fairly so it makes sense for them to continue leasing their investment properties. Due to frustration with increasing regulations and with a very strong sales market, many small landlords are deciding to sell. Because of limited inventory, sales are typically to buyers who will be owner-occupied and, if a property should be purchased by an investment buyer, they will have no choice but to raise rents because sales prices are so high.

Please see below my comments about various aspects of the proposed legislation.

- Prohibit landlords from requesting a social security number for the purposes of screening a prospective tenant.
  - [Social security numbers provide credit history, plus access to eviction histories and criminal histories. They also make it possible to track down a tenant who skips out owing rent. Checking someone's credit history is allowed if someone wants to purchase a used car. It should also be allowed if someone wants to occupy a home worth hundreds of thousands of dollars.](#)
- Implements just cause termination and mandatory lease renewal.
  - [A new state law, which went into effect on May 10, 2021, does this already. If the county ordinance is the same, this is redundant. If it is different, it will just make it more confusing and harder for landlords to comply.](#)
- Introduces a cap on move-in fees and the security deposit to one month's rent.
  - [Seattle has something similar. In my opinion, the end result hurts tenants because tenants with new jobs or issues with their credit, who previously would be approved with a small increase in their deposit, are either denied or must pay a full last month's rent. For example, a tenant with a new job previously might be required to pay an additional \\$200 in deposit. Now they will pay a full month's](#)

- rent as pre-paid last month's rent. If landlords feel their investment is at risk, they will just start denying those tenants who used to be conditionally approved.
- Limits total late fees to 1% of one month's rent.
  - This would be ridiculous. The courts typically limit late fees to 10% per month now. According to this, on a \$2,000 rental, the maximum late fee would be \$20. Late fees are supposed to incentivize tenants to pay rent on time. \$20 does not offer any incentive to pay rent on time.
- Revokes a housing provider's right to an eviction for lease violations if they accept rent payments after the violation date.
  - Trying to enforce a notice to comply with the lease is very difficult already. With this regulation, landlords may have to choose between enforcing the terms of the lease and collecting the rent.
- Prohibits rent increases if the unit has a defective condition.
  - Landlords shouldn't be allowed to increase rents if a significant defective condition has been reported and the landlord is ignoring it. Tenants shouldn't be allowed to use this as a weapon. With the potential fines that can be imposed, I can see that happening.
- Requires the housing provider to move the rent due date for a tenant.
  - This requirement was recently added to state law for tenants on fixed incomes. That is reasonable, but landlords don't typically have the option of changing their mortgage due date or the date their property taxes are due. They still remain responsible for maintenance and repairs, even if tenants don't pay.
- Introduces a county operated tenant help line.
  - Would this be a general county expense paid by property taxes or one charged back to landlords?
- Penalizes a housing provider double the damages or 4.5 time the monthly rent plus attorney's costs and fees for a violation of any of the above provisions.
  - Blatant violations that hurt tenants should be punished, if done judiciously.
- Requires a landlord to give 3 - 4 months' notice for rent increases greater than 3%.
  - State law requires a 60-day notice for any rent increase. That is fair to owners and tenants.

The end result of much of this legislation is to reduce security for landlords. If the risk seems too high – and that's what many landlords are already feeling – they will invest their money elsewhere, inventory will go down and prices will go up.

I truly care about both tenants and landlords and believe this legislation is short sighted.

*Dorothy A. Ennes*

Director  
Coldwell Banker Bain  
Property Management Division  
550 Kirkland Way, Suite 100B  
Kirkland, WA 98033

Direct: [425-602-1157](tel:425-602-1157)  
Office: [425-602-4150](tel:425-602-4150)  
Fax: [425-602-4216](tel:425-602-4216)

[dorothyennes@cbbain.com](mailto:dorothyennes@cbbain.com)

[www.cbbainrentals.com](http://www.cbbainrentals.com)

<https://cbbainrentals.wordpress.com/>

**From:** [Laurine Fabrick](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 3:56:14 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Laurine Fabrick  
[l\\_fabrick@hotmail.com](mailto:l_fabrick@hotmail.com)  
1811 Broadway E.  
Seattle, Washington 98102

**From:** [Betsy Foley](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:20:18 PM

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Sincerely,  
Betsy Foley

Betsy Foley  
[betsylyn86@gmail.com](mailto:betsylyn86@gmail.com)  
235 Bellevue Ave E  
Seattle , Washington 98102

**From:** [Erin Fenner](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 3:42:17 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

As a renter, a Seattle voter, I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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Sincerely,

Erin Fenner

Erin Fenner  
[erin@recoverycafenetwork.org](mailto:erin@recoverycafenetwork.org)  
215 Belmont Ave E Unit A  
Seattle, Washington 98102



**From:** [Connor Descheemaker](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:22:49 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

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Sincerely,

Connor Descheemaker  
[cpdesch@yahoo.com](mailto:cpdesch@yahoo.com)  
1615 15th Avenue  
Seattle, Washington 98122



**From:** [Mark Epstein](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Renters' needs  
**Date:** Tuesday, June 22, 2021 2:15:46 PM

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Some people who received this message don't often get email from mdepstein1@gmail.com. [Learn why this is important](#)

Dear MLK, Jr. County Council Members and their Aides:

I am writing to urge you to keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Imagine not being able to do your job, and posing a health threat to you and your family if you do work. Imagine that your family must choose between having the threat of eviction, and paying for food or medical needs. Imagine fearing asking for help as your family struggles. This is not imagination for millions of our state's residents. Over 25,000 of our fellow county residents have asked for rental assistance. (<https://kingcounty.gov/depts/community-human-services/COVID/eviction-prevention-rent-assistance/program-data.aspx>). Our county has an obligation to help meet the basic needs of the the citizens and undocumented population who reside and work here.

The Latinx population in our county and state have borne the hardest hit of the pandemic; this can be attributed to their face to face labor and crowded living conditions. I have been working as a volunteer with the Washington Immigrant Solidarity Network (WAISN), since May 2020, calling people back who have called our hotline seeking assistance. All of the people I have spoken with came here to be workers in this state, providing essential services, like caregiving, construction, maintenance and agricultural work. They came here to raise and support families, not to beg for social services. They have had to navigate complex systems and applications to barely make rent and feed themselves and their families.

Oftentimes, such as with the WPRAP rent lotteries and the WIRF fund, they have applied and been denied. Their desperation is growing, as is the frequency with which they are contracting COVID. The level of desperation and despondency is increasing. Thus far, we offer them funds to apply for; some have received rent and other one-time payments, many have gotten nothing. The number of people i speak with who are suffering with COVID in their households is increasing.

A conversation I had today, trying to get a grant of a few hundred dollars for restaurant workers in Seattle was emblematic of so many. "Please, know," said Francisco, "I did not come here trying to find free food, I have never asked here for any kind of assistance; I am feeling desperate." The undocumented immigrant community in our state by and large now must try to navigate social service bureaucracies to feed their families and stay housed.

Eviction moratoria provide a temporary measure of stability, yet the individual tenants are living in fear for themselves and families; they have maxxed out credit cards and informal loans to try to stave off pending evictions. Many have paid partial or full rent before anything else, and try to find food now. Formal medical care is not even considered, even with the increasingly frequent number of people who have contracted COVID 19. Security in living arrangements is basic to emotional and physical health.

The federal government has partially recognized people's needs in the CARES acts payments, though they seem paltry and do not cover costs over a twelve month period. Yet our fellow King County residents who do our most difficult work, from agricultural production to cleaning, food preparation and construction, exposing themselves still to illness, are not given the small assistance offered to people who are here by accident of birth or circumstance.

The gentlewomen and men of our MLK Jr. County Council have before you one of the ways you can help our community. Our county certainly has the means to provide renter's

assistance, in the form of just cause and other protections.

You can take a small step toward rectifying this injustice today. We cannot claim that the "money" is not there; the billionaires in our county are numerous. The times call for bold action.

Thank you, Mark Epstein      206 743 6155      [mdepstein1@gmail.com](mailto:mdepstein1@gmail.com)

**From:** [Blue Frauenglass](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:21:45 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Blue Frauenglass  
[blue@everblue.info](mailto:blue@everblue.info)  
3250 SW Avalon Way  
Seattle, Washington 98126

**From:** [Dennis Friedman](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Ordinance 2021-0131  
**Date:** Tuesday, June 22, 2021 6:56:46 AM

---

Some people who received this message don't often get email from dennisfriedman@outlook.com.  
[Learn why this is important](#)

Any actions in the name of fair and equitable treatment should be sustainable and should include everyone.

Please consider the assumptions being made by this proposed legislation. I don't have an infinite amount of money to endure the financial burdens the proposed legislation would levy against me. I'm a retired teacher. My wife and I purchased rentals with the idea they would supplement our retirement.

The county expects me to pay taxes (which, by the way, have risen 26.8%, 35.4%, and 37.6% in the last two years on our 3 places). The county expects me to maintain safe, hygienic, functioning premises. Waste Management expects me to pay my bill or they'll stop service. Puget Sound Energy and City Light also expect me to pay my bills. Lenders expect their mortgages to be paid. And yet. The county continues to consider restrictions that increasingly limit my ability to meet my financial obligations. It's inequitable and it's not sustainable.

Please submit the above comments for consideration.

Thank you,

Dennis Friedman

**From:** [Jo Ann Gabrielson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:16:08 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

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Sincerely,

Jo Ann Gabrielson  
[joanngabrielson@gmail.com](mailto:joanngabrielson@gmail.com)  
10935 NE 118th St  
Kirkland, Washington 98034

**From:** [Kevin Gallagher](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:02:24 PM

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Thank you.

Kevin Gallagher  
kevingal@uw.edu  
15866 36th Avenue NE  
Lake Forest Park, Washington 98155-6620

**From:** [Derek Gendvil](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:00:56 PM

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Sincerely,  
Derek Gendvil  
LV

Derek Gendvil  
[dgendvil@gmail.com](mailto:dgendvil@gmail.com)  
9030 W Sahara Ave, #360  
Las Vegas, Nevada 89117

**From:** [Andrew Golden](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:55:02 AM

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Sincerely,

Andrew Golden  
[argolden2@gmail.com](mailto:argolden2@gmail.com)  
844 NW 63rd St  
Seattle, Washington 98107

**From:** [Andrew Green](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:13:55 PM

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Sincerely,

Andrew Green  
[andgreen@gmail.com](mailto:andgreen@gmail.com)  
1412 E Columbia St  
Seattle , Washington 98122

**From:** [Todd Greenwood](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I'm a Landlord and I support Ordinance 2021-0131  
**Date:** Monday, June 21, 2021 12:36:16 PM

---

Dear Seattle City Council Members,

I am a landlord and I support Ordinance 2021-0131. People who have been hit hard by this pandemic need our support from the crushing forces of capitalism and long-standing systemic racism.

Here's my story. I'm a software engineer. I have rental properties. My life is fairly cushy. I've been able to ride out the pandemic in relative comfort, in my own home. I have a job, work from home, and I am well paid. I have plenty of food, a car, etc. For people like me, the pandemic has been an inconvenience, but not a game changer.

However, I have been on plenty of zoom calls where I have heard from people that have lost \*everything\*. I have heard from people weighing food vs. medication, and having no hope of paying their rent. What is so crazy in all of this is that the poor among us will never be made whole. They will never have their lost wages reinstated. Their savings will remain depleted, their health impacted, and all they have to go back to are crappy low wage service jobs. And here's the thing... the people I have heard from are happy to get back to work, get their lives going again, start paying their bills, etc. Only they cannot do that if they are homeless.

So why in the world are we going to allow them to be kicked to the curb? Especially when the majority of people who will be affected are BIPOC? And guess what's going to happen after all these people are evicted and are now homeless? The rents are going to skyrocket, apartment buildings will be sold of as condos, and gentrification will proceed full-steam ahead. The affluent (and ahem, mostly white) investors are going to benefit, again at the expense of people of color. For example, while I currently live in Maple Leaf, I used to live in South Park. In South Park, you can see the gentrification happening everywhere. Decrepit apartment buildings are giving way to newly constructed million dollar town homes. This is happening right in front of our eyes. And it's BIPOC folks that live in these apartment buildings, and affluent white people (typically) that are buying the new town homes. This is text book gentrification.

Weakening 2021-0131 in any way is just going to accelerate an already unjust situation. I am a small-time landlord, not a corporate landlord. And even though supporting renters rights might seem counter-intuitive for me, I believe that a just and fair society is worth building.

Please join me in building a fair and just society and both support and defend Ordinance 2021-0131 from all attempts at weakening it, and also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Thank you,  
-Todd

Todd Greenwood-Geer  
849 NE 97th St

Seattle, WA 98115  
206.412.4978

**From:** [Jade Getz](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 3:48:49 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Jade Getz  
[jade.getz@gmail.com](mailto:jade.getz@gmail.com)  
2014 E Yesler Way  
Seattle , Washington 98122



**From:** [Ian Golash](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:17:08 PM

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Sincerely,

Ian Golash  
[nocadenas@gmail.com](mailto:nocadenas@gmail.com)  
4417 S. Myrtle ST,  
Seattle, Washington 98118



**From:** [Kendall Gregory](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:05:40 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,

Kendall Gregory  
[kenrgregory112358@gmail.com](mailto:kenrgregory112358@gmail.com)  
4749 16th Ave NE, Apt 11  
Seattle, Washington 98105

**From:** [Fiore Grey](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Protect Renters! Extend the Moratorium!  
**Date:** Wednesday, June 23, 2021 10:38:00 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313.

Renters deserve protections from homelessness--everyone deserves a roof over their heads and the peace of mind that comes with housing security. This is particularly the case for communities of color, which already experience systematic oppression, and are disproportionately impacted by housing injustice. This is likewise especially true for children. Experiencing homelessness during childhood creates instability and trauma at crucial developmental ages, creating wounds that last a lifetime.

Passing this ordinance and extending the eviction moratorium is the BARE MINIMUM that must be done to stem the wave of the evictions that will surely come on an unimaginable scale if this ordinance isn't passed and the moratorium isn't extended. Without these protections, we will encounter mass homelessness on an unprecedented scale, further exacerbating a crisis that already threatens the human rights of so many in King County who are being deprived of their fundamental rights to shelter and human dignity.

Please don't capitulate to the landlord lobby--crony capitalist developers pressuring you not to pass this ordinance just so that they can increase their profit margins.

There is a clear right and wrong way to vote on this decision. It shouldn't be a hard one. Please don't find yourselves on the wrong side of history. Vote to protect BIPOC communities, children, the disabled, the working class and poor--and vote against the interests of wealthy real estate developers who prioritize profit above human life.

You don't want the weight of a flood of homeless families weighing on your conscience. Please, please, do the right thing--for King County, and for the greater good of our community.

Sincerely,  
Fiore Grey

Fiore Grey  
[mutedhorn@gmail.com](mailto:mutedhorn@gmail.com)  
10011 SW 212th Street  
Vashon, Washington 98070

**From:** [Nell Gross](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 5:25:35 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Nell Gross  
[nell\\_gross@yahoo.com](mailto:nell_gross@yahoo.com)  
8119 34th Ave SW  
Seattle, Washington 98126

**From:** [Brie Gyncild](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 8:40:15 AM

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King County Councilmembers,

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Sincerely,

Brie Gyncild  
[briegyncild@gmail.com](mailto:briegyncild@gmail.com)  
1407 15th Ave  
Seattle, Washington 98122

**From:** [Grace Hanoian](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:15:28 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

Hello,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

As someone who has been a renter for the last five years, I know how important protections like these are.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

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Sincerely,

Grace Hanoian

Grace Hanoian  
[gracehanoian@gmail.com](mailto:gracehanoian@gmail.com)  
7747 16th ave NE  
Seattle, Washington 98115

**From:** [Susan Healow](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Ordinance 2021-0131 Concerns  
**Date:** Monday, June 21, 2021 5:38:13 PM

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Some people who received this message don't often get email from tigermtnsusan@gmail.com.  
[Learn why this is important](#)

Council Members:

After reviewing the 6/7/21 revision of ordinance 2021-0131, I disagree with the rights that are taken away from the Housing Provider. This ordinance will bring hardship to the Housing Provider / Owner. The hard laws are drawing Owners to sell and purchase properties out of the area or state. This will dwindle good housing for those who can not afford to own their own property.

I notice Council Member Lambert had some very good and agreeable adjustments on the Conceptual Striking Amendment.

Please reconsider.

Respectfully,  
Susan Healow  
(425) 417-2895

[TigerMtnSusan@gmail.com](mailto:TigerMtnSusan@gmail.com)

27123 SE 166th Pl, Issaquah, WA 98027

--

Susan Healow  
(425) 417-2895  
[TigerMtnSusan@Gmail.com](mailto:TigerMtnSusan@Gmail.com)

**From:** [Monica Hill](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 4:02:44 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,

Monica Hill  
[monicajh42@gmail.com](mailto:monicajh42@gmail.com)  
900 Hiawatha Pl. S.  
Seattle, Washington 98144-2811

**From:** [Jared Howe](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:51:00 AM

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King County Councilmembers,

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Sincerely,

Jared Howe  
[jaredchowe@aol.com](mailto:jaredchowe@aol.com)  
4107 MLK Jr Way S  
Seattle, Washington 98108

**From:** [madderscience](#)  
**To:** [Clerk, King County Council](#)  
**Subject:** King county ordinance 2021-0131 OPPOSED  
**Date:** Friday, June 18, 2021 9:17:59 PM

---

This message is in regard to proposed king county ordinance 2021-0131 and while addressed to all councilmembers is primarily directed at CM Girmay Zahilay.

I am a resident of KC district 2 ; CM Zahilay's jurisdiction. I am a small housing provider (7 units) and an RHA member. I have read the proposed legislation and seen CM Zahilay's public tweet in response to concerns raised by RHA and individual housing providers who testified against the proposed ordinance.

RHA is one of the only organizations with any political clout right now that is standing for small housing providers in washington. Small housing providers collectively provide a sizeable fraction of rental housing in king county, and also who provide virtually all of the naturally affordable, self sustaining, unsubsidized housing. Historically we have been the most resourceful, efficient, and flexible housing providers both in utilization of homes and small apartment properties and in working with potential and established tenants.

Please do not disparage RHA (or small housing providers) for pointing out clear, obvious flaws (or perhaps hidden intent) in legislation. It is quite obvious that banning use of social security numbers for example will make background checks less accurate and less useful.

Making public claims that legitimate concerns are intentionally misleading is not constructive discourse. As an elected public official you have responsibility to hear and consider all viewpoints even from parts of your constituency whom you don't agree with.

Please understand that unintended consequences are very real in response to poor rulemaking. Just look to what is happening with rental housing availability in Seattle. I just looked for single family rental houses available within seattle city limits under \$2400/month. I picked that number because it works out to be affordable for a median income renter. There are **SIX** rental homes listed on zillow in all of seattle right now. There are probably more listed on other platforms, but any professionally managed properties will likely be cross posted on various platforms including zillow. This seems to be a pretty extreme shortage, and is in part due to seattle rental ordinances causing many single-family rental operators to sell instead of continuing to operate. Good for the owner-occupant buyers of course, but freezing out anybody wanting to rent a house.

Instead of banning use of social security numbers in screening (undoubtedly to try and support undocumented people) why not work to make a path toward obtaining legal residency easier? That will solve the problem along the whole chain of effects, and not just try to put a patch on one challenge among many faced by people in that position. Cure the cause, not the symptom.

Regards,

Brian Hughes  
206-293-6390

**From:** [C Cz](#)  
**To:** [Clerk, King County Council](#)  
**Subject:** Oppose - Proposed Ordinance 2021-0131  
**Date:** Saturday, June 19, 2021 7:40:02 PM

---

I am a homeowner and a rental housing provider in King County. I'd like to strongly oppose Proposed Ordinance 2021-0131.

Most of my concerns are for single family homes, for housing providers like me who have only a few houses and a smaller condo.

- The Proposed Ordinance seems to prevent landlords from asking for a social security number. Is it the intent to prevent a landlord from doing a credit check? We rental providers strongly oppose this. I need to rent to someone who I can verify they have a responsible payment history. A landlord is responsible for an expensive property, and is on the line to pay the mortgage, tax, insurance and all the maintenance. It is not right to expect that landlord to give possession of that expensive housing asset without knowing if the tenant has a good payment history. How is this fair to renters who have responsibly paid their bills and have a good credit score? This puts responsible renters with good credit score on the same level as those who have not responsibly paid their bills and thus have poor credit. People who have demonstrated fiscal responsibility, who have demonstrated they pay their bills in a timely manner, should have priority in renting housing. And individuals with poor credit should be provided with incentive to improve their credit.
- Capping late fees to 1% of month's rent is not right. That's too low to give incentive to the tenant to get the payment in on time or as quickly as possible. Landlords need their rent on a timely basis to support the obligations for mortgages and other bills to pay. A healthy economy needs a system that encourages and provides incentive to the tenant to pay on time or as quickly as possible, and late fees large enough to at least provide a little compensation for the landlords for their losses when rent doesn't come in on time.
- I oppose the part that says acceptance of rent by the landlord waives any right to declare forfeiture or seek eviction for breaches. If someone has breached the agreement, they should have to go and they should also be required to pay rent for the period of time they lived there. Housing is a precious resource, people should be held accountable for their use of it.
- We see many law changes that make it difficult for landlords, many actions that will drive us landlords out or discourage us from investing, fewer landlords will stay in the market, and many will leave. A thriving rental market is necessary for the citizens of King County. Landlords have taken on great risks in buying houses for the rental market. People like us aren't wealthy individuals, but average people who saved money, and spent our evenings and weekends searching, buying and fixing houses and renting them out. We expect to get rewarded for those hard work and potential profits. Who

will provide the housing needed if we exit the market because it is not worth the risk? King County needs people like us to provide housing for the people who can't yet purchase their own homes. I have heard that about half of rental houses are owned by 'small landlords'. If small landlords sell their houses, they will likely be purchased not by other investors, but more likely by homeowners. This will reduce the number of homes in the rental market. If houses are purchased with the intent to rent, that will be mostly by large corporations like Blackrock. There will be fewer homes for rent, less choices and more competition for the citizens who are renters, who are more likely to have to work with large corporations like Blackrock rather than small business owners. I don't think this is a good thing.

- Overall, I am very concerned by this and so many other changes at different levels. Is there data and expert advice on making these decisions? How many houses in King county are rental houses, and experts estimates of how that number is likely to change with these proposals? How will housing costs change with this proposal, and if the renters you are trying to protect will end up with more or less choices or with higher or lower rents? It seems possible you may make the situation worse for the renters you are trying to protect. And it seems that changes like this don't protect the good tenants, they protect the bad tenants – which drives up costs for all tenants.

In summary, please consider landlord concern and opposition to Proposed Ordinance 2021-0131. This ordinance is unnecessary, and will have negative impacts for the rental market and drive housing providers to sell their houses, removing inventory from an already tight rental market. Most of us small landlords are not rich fat cats to be punished. Please view landlords as the government's partners in providing the rental housing, reward their industriousness and provide them incentive to do even more, so tenants will have more choices and better prices.

Thank you.

Chris Chen 425-679-2757

**From:** [Ruth Hooper](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 3:37:43 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

Have you ever fixed up an apartment and then been evicted because it was so nice that now the landlord wanted it for himself? That has happened to my sister.

Have you had to move from a walkable neighborhood, where you lived and worked, to a place in the boonies, from which you had to commute to work for 45 minutes or more each way? That has happened to many of my friends and neighbors.

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

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Sincerely,

Ruth Hooper  
[ruthhooper1948@earthlink.net](mailto:ruthhooper1948@earthlink.net)  
7331 48th Ave S  
Seattle, Washington 98118



**From:** [Dana Iorio](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:59:18 PM

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Sincerely,

Dana Iorio  
Seattle

Dana Iorio  
[danacarmelo@outlook.com](mailto:danacarmelo@outlook.com)  
323 NW 76th St, Seattle, WA 98117  
Seattle, Washington 98117

**From:** [Katja Janelle](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:22:08 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Katja Janelle  
[katja.janelle@gmail.com](mailto:katja.janelle@gmail.com)  
4550 38th Ave SW  
Seattle, Washington 98126

**From:** [John S](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 6:41:04 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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Sincerely,

John S  
[jleestim@aol.com](mailto:jleestim@aol.com)  
10726 Stone Ave N Apt B  
Seattle, Washington 98133-1908

**From:** [Lorraine Johnson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:41:23 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Lorraine Johnson  
[lorraine.d.johnson@gmail.com](mailto:lorraine.d.johnson@gmail.com)  
13716 Lake City Way NE  
Seattle, Washington 98125

**From:** [Michelle Jones](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 5:15:33 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Michelle Jones  
[mshelajones@gmail.com](mailto:mshelajones@gmail.com)  
1732 NW 57th St. #4  
Seattle, Washington 98107

**From:** [Kristin Joyner](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Protect Renters!  
**Date:** Tuesday, June 22, 2021 8:34:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Some people who received this message don't often get email from [kristin@bothellumc.org](mailto:kristin@bothellumc.org). [Learn why this is important](#)

Please vote to keep protections for renters strong. This is a racial justice issue, a power balance issue and a homelessness issue. Make sure small landlords know where they can get assistance, but we need to protect those who most need protections – and that is the renters.

Thank you for your work.

### **Rev. Kristin Joyner, Deacon**

Pastor of Community Engagement

Bothell United Methodist Church

18515 92nd Avenue Northeast

Bothell, WA 98011

phone: 425.486.7132

[Kristin@bothellumc.org](mailto:Kristin@bothellumc.org)

[bothellumc.org](http://bothellumc.org)

<https://intentionalencounters.wordpress.com/>



**From:** [Oolaa kaplan](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 5:25:07 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, that usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Oolaa kaplan  
footworkxox@yahoo.com  
16055 NE 27th St  
Bellevue, Washington 98008

**From:** [Andrew Katz](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Please pass Ordinance 2021-0131 with strengthened emergency eviction protections  
**Date:** Monday, June 21, 2021 6:17:48 PM

---

Some people who received this message don't often get email from andrewkatzinseattle@gmail.com. [Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 with the strongest possible renter protections. Additionally, please enact an eviction moratorium for unincorporated King County in order to allow sufficient time for EPRAP and the other extraordinarily helpful measures you have authorized to get off the ground, make patient but stretched property owners whole, and prevent families at the end of their rope from getting evicted for COVID rental debt.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent. Many renters continue to search in vain for work commensurate with their pre-pandemic employment, even as they fight with ESD for long-overdue unemployment relief. These tack-on fees can make or break tenants' ability to stay housed.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households, and Black women in particular, are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.

- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Thank you for your attention and your public service!

Sincerely,  
Andrew Katz  
District 8 / 98101

**From:** [Sophia Keller](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 6:09:40 PM

---

Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Sophia Keller  
[keltiawind@gmail.com](mailto:keltiawind@gmail.com)  
851 SW 127th St  
Seattle, Washington 98146

**From:** [Alexander Hyman](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:36:29 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Alexander Hyman  
[alex.hyman@live.com](mailto:alex.hyman@live.com)  
516 e Thomas st  
Seattle, Washington 98103



**From:** [Joseph Kim](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support Ordinance 2021-0131  
**Date:** Tuesday, June 22, 2021 9:42:27 AM

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Some people who received this message don't often get email from [pastorjoe@bothellumc.org](mailto:pastorjoe@bothellumc.org).

[Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.

- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Joe Kim

---

Rev. Joseph D. Kim (he/his/him)

Lead Pastor  
Bothell UMC: Becoming Christ in the Community  
Transformed People | Transformed Relationships | Transformed Conditions

[bothellumc.org](http://bothellumc.org) • [fb.com/bothellumc](https://fb.com/bothellumc) • [instagram.com/bothellumc](https://instagram.com/bothellumc)

Please consider the environment before printing this e-mail.

\*Note: I generally take Saturdays as my usual days off. I do not check emails regularly during this time - thank you for your patience in awaiting a reply!

**From:** [Emma Klein](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 8:36:47 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Emma Klein  
[emmasklein@gmail.com](mailto:emmasklein@gmail.com)  
4804 S Snoqualmie St  
Seattle, Washington 98118

**From:** [Charlene Lauzon](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 4:11:37 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Charlene Lauzon  
oceanlvr1111@hotmail.com  
5715 202nd St SW Apt 3,  
Lynnwood, Washington 98036

**From:** [Rebecca Lavigne](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 strong to prevent more homelessness  
**Date:** Wednesday, June 23, 2021 8:48:32 AM

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Some people who received this message don't often get email from [rebecca.lavigne@gmail.com](mailto:rebecca.lavigne@gmail.com).

[Learn why this is important](#)

Dear King County Councilmembers:

I'm writing in support of Ordinance 2021-0313. I know that renters need better protections from eviction, which often leads to homelessness. And without strong protections, renters are more likely to self-evict when they can't afford rent. One of my beloved family members recently self-evicted from his rental in south King County, became homeless, and as a result tragically and unjustly passed away.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Please extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent -- or self eviction like my late family member -- as soon as the state moratorium ends.

Please act with urgency.

Sincerely,  
Rebecca

Rebecca Lavigne (she/her)  
District 2 homeowner - 98115

**From:** [Jacob Lee](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:29:52 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

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Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Jacob Lee  
[jacoblee@gmail.com](mailto:jacoblee@gmail.com)  
220 24th Ave  
Seattle, Washington 98122

**From:** [Steve Leigh](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:47:05 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Steve Leigh  
[sleigh1917@gmail.com](mailto:sleigh1917@gmail.com)  
912 17 Ave  
Seattle, Washington 98122

**From:** [Claire Levy](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Renter protections are essential for everyone!  
**Date:** Monday, June 21, 2021 7:10:15 PM

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Some people who received this message don't often get email from [claire.n.levy@gmail.com](mailto:claire.n.levy@gmail.com). [Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 as it stands, without watering down protections for renters.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- We need to cap exorbitant move-in fees. If a family can pay the rent, they should not have to front a lot more in the beginning.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. A 6 month notice would be useful for everyone. Families with kids in school are especially vulnerable to disruptions.
- Landlords can run screening without SSN so it should not be required. This would help immigrants get and stay in housing.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing

gentrification and housing insecurity that communities of color already face.

- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Claire Levy District 3, 34 year Seattle resident

**From:** [Molly Lewis](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Public Comments on Tenant Protections  
**Date:** Wednesday, June 23, 2021 9:05:34 AM

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Some people who received this message don't often get email from lewis.mollyc@gmail.com.  
[Learn why this is important](#)

Hello, my name is Molly Lewis and I am a King County Resident in West Seattle. I work at a New Beginnings, an organization that serves survivors of domestic violence, and have seen and heard first hand about the issues our participants have with housing. Domestic violence is the number one cause of homelessness in the state of Washington for women and children. Survivors often cannot find new affordable housing as Seattle rents continue to rise unnecessarily, their abusive partner has previously ruined their credit and they cannot pass a credit check, or landlords evict them based on the violence they experience in their home and they are left without a place to live.

We have worked with organizations like Housing Justice Project, who know that neighborhoods like Skyway and White Center are some of the most diverse in the area and all of WA state. As Seattle has become increasingly unaffordable and gentrification pushes primarily black families further and further outside of city limits, it has increased their risk of continued housing instability since they aren't protected by Seattle or Burien's stronger renter protections.

Landlords aren't creating diversity in communities, they augment the housing market and make homeownership impossible for many communities of color. The very act of buying and owning more than a single home is a privilege, not a right. Landlords should not have more privilege than the families that rent from them, and tenants deserve stronger protections. This will make our communities more diverse, and allow for more survivors of domestic violence to be able to afford housing with their newly single family incomes. **Please protect survivors' rights by approving these protections today.**

Best,  
Molly Lewis

--

Molly Lewis  
[lewis.mollyc@gmail.com](mailto:lewis.mollyc@gmail.com)  
703-577-2892  
she/her/hers

**From:** [Laura Loe](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** 6/23 pass strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 7:08:20 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm a renter in 98119... I'm worried about renters in unincorporated King County.

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Laura Loe  
[lauraloeseattle@gmail.com](mailto:lauraloeseattle@gmail.com)  
1321 W Emerson  
Seattle, Washington 98119

**From:** [Annette Klapstein](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:20:04 PM

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King County Councilmembers,

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Sincerely,

Annette Klapstein  
[ragingamk@yahoo.com](mailto:ragingamk@yahoo.com)  
5300 24th Ave NE  
Seattle , Washington 98105



**From:** [Daniel Low](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support Ordinance 2021-0131  
**Date:** Tuesday, June 22, 2021 1:15:06 PM

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Some people who received this message don't often get email from [danielhlow@gmail.com](mailto:danielhlow@gmail.com). [Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections.

I have spoken previously at Public Comment about the importance of this issue. As a Family Medicine provider who works with individuals and communities affected by eviction and homelessness, I can assure you that this is a critical public health issue.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

Furthermore, this is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.

Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,

Daniel Low, MD  
He/Him/His  
425.736.9947  
[danielhlow@gmail.com](mailto:danielhlow@gmail.com)

**From:** [Tom Lux](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:56:19 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

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I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Tom Lux  
tplux@comcast.net  
17502 47th Ave. NE  
Seattle, Washington 98155

**From:** [Elizabeth Maupin](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** regarding proposed ordinance # 2021-0131 on just cause evictions  
**Date:** Tuesday, June 22, 2021 9:53:25 AM

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Some people who received this message don't often get email from eli410maupin@gmail.com.  
[Learn why this is important](#)

I urge the council to pass this ordinance without any weakening amendments. Reasonable payment plans and low move-in fees are especially important to people who are economically vulnerable. Think about people who fled domestic violence and found a safe haven during the pandemic despite a poor economy. Now that jobs are opening up, they may feel hopeful, but they need time to pay off the back rent. If they can't meet a payment plan they will have to move and that is expensive. They may be pressured into moving back in with their abuser due to economic forces. For these and for so many others, please ensure that people will not be evicted without cause or forced out by unreasonable payment plans, or kept out of housing by high move-in fees!

What you do in unincorporated King County will be looked at by cities large and small. Doing it right could set a precedent that can spread and reduce the need for services to those without housing by keeping more of our residents safely housed.

Thank you for your consideration!

Elizabeth Maupin, M.Div.  
[www.facebook.com/IssaquahSammamishInterfaithCoalition](https://www.facebook.com/IssaquahSammamishInterfaithCoalition)  
425 677 8043 (home phone), 206 478 3899 (cell)  
[eli410maupin@gmail.com](mailto:eli410maupin@gmail.com)

**From:** [Garrett McCulloch](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:51:10 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

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I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,  
Garrett McCulloch  
South Seattle

Garrett McCulloch  
[garrett.mcculloch@gmail.com](mailto:garrett.mcculloch@gmail.com)  
4809 29th Ave S  
Seattle, Washington 98108

**From:** [julie mckay](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:23:50 PM

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Sincerely, Julie Mckay

julie mckay  
ulysses888@icloud.com  
1020 E DENNY WAY  
seattle , Washington 98122

**From:** [Giuseppe Mele](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:52:11 AM

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Sincerely,

Giuseppe Mele

Giuseppe Mele  
[giuseppemele@gmail.com](mailto:giuseppemele@gmail.com)  
3609 NE 105th Street  
Seattle, Washington 98125

**From:** [Robert Meyer](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:05:37 PM

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Sincerely,

Robert Meyer  
meyerrw@mac.com  
4421 Baker Ave NW  
Seattle, Washington 98107

**From:** [Susan Moskwa](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:25:46 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,  
Susan Moskwa

Susan Moskwa  
[moskwa@gmail.com](mailto:moskwa@gmail.com)  
3222 45th Ave SW  
Seattle, Washington 98116

**From:** [James Mulcare](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:22:36 PM

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Sincerely,

James Mulcare  
[xsecretsx@cableone.net](mailto:xsecretsx@cableone.net)  
1110 Benjamin St  
Clarkston, Washington 99403

**From:** [Esti Mintz](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:52:33 PM

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Sincerely,

Esti Mintz  
[estimintz@comcast.net](mailto:estimintz@comcast.net)  
2901 ne Blakeley st.# 311  
Seattle, Washington 98105



**From:** [Kathleen Myers](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 2:23:09 AM

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Sincerely,

Kathleen Myers  
[kdm00001@gmail.com](mailto:kdm00001@gmail.com)  
1336 1/2 13th Avenue South  
Seattle, Washington 98144

**From:** [Desiree Nagyfy](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:05:35 PM

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Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Desiree Nagyfy  
[dnagyfy@msn.com](mailto:dnagyfy@msn.com)  
1120 E Westmoreland Rd  
Deer Park, Washington 99006

**From:** [Zak Nelson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 4:21:47 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

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Sincerely,

Zak Nelson  
[zaknelson27@gmail.com](mailto:zaknelson27@gmail.com)  
10737 Burke Ave N  
Seattle , Washington 98133

**From:** [NUHSA Staff](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Thank you for Supporting Eviction Prevention Legislation  
**Date:** Tuesday, June 22, 2021 3:58:57 PM

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Some people who received this message don't often get email from [staff@nuhsa.org](mailto:staff@nuhsa.org). [Learn why this is important](#)

Dear Councilmembers,

As President of the North Urban Human Services Alliance (NUHSA) Board of Directors, I am writing to express NUHSA's strong support for Ordinance 2020-0131. We urge you to join cities across King County, including our own North King County City of Kenmore, to take this action to provide increased stability for renters and the most vulnerable. King County's action will ensure that ALL renters have these protections and will provide for a more stable and predictable housing market.

As you know, the Legislature made tremendous progress this year in supporting renters and ensuring a fair and more just eviction process. This legislation will help avoid a tsunami of evictions and a wave of increased homelessness - but for far too many, this legislation may come too late.

The COVID-19 rental debt crisis has unevenly affected families across King County and a staggering estimated 60,000 households are currently behind on rent. Rental assistance programs are slow to be implemented, and local governments are stretched thin in responding to our regional homelessness crisis.

In addition, while higher-income and white households are more often able to work from home, lower-income workers and communities of color have faced higher unemployment *and* continued working essential frontline jobs with a high risk of contracting COVID-19. A wave of evictions after the moratorium ends will be another blow to these families who are already struggling.

When renters are evicted and lose their homes, many often become homeless. Renters need protection from arbitrary and discriminatory evictions, and not just coming out of the COVID-19 pandemic, but permanently. Renters also need protection from harmful and unnecessary practices like exorbitant move-in fees and late fees, large rent increases at short notice, inflexible payment dates, unsafe living conditions, and being required to provide a social security number to rent a home.

The package of tenant protections being proposed addresses these concerns and will provide tenants with the housing security needed to both help keep a roof over their heads and have peace of mind as they look toward a post-pandemic recovery. Stable housing remains a key strategy in keeping families safe, healthy and connected to their community, and these protections allow renters and landlords the necessary time to make wise use of rental assistance resources that are now available.

Thank you for supporting good, common sense measures that will improve housing stability for all residents – and especially those most at risk as we emerge to a post-

pandemic future.

Thank you.

Sincerely,

Heidi Shepherd  
Board President

*NUHSA is a membership-based non-profit alliance that advocates for the support of health and human services in North King County and promotes collaboration and partnership to build the community's capacity in responding to human service needs in the cities of Shoreline, Lake Forest Park, Kenmore, Bothell and Woodinville. We are an alliance of non-profit social and health service agencies, faith communities, county and city government, community leaders and citizen advocates. Our current work focuses on homelessness and affordable housing; responding to hunger and mental health needs; and increasing human services funding in North King County.*

--

Silje Sodal, MPH  
Staff at NUHSA (North Urban Human Services Alliance)  
P.O. Box. 60215  
Shoreline, WA 98160

--

Silje Sodal, MPH  
Staff at NUHSA (North Urban Human Services Alliance)  
P.O. Box. 60215  
Shoreline, WA 98160

**From:** [James O'Connor](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:15:19 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

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Sincerely,

James O'Connor  
[jamesfoconnor@gmail.com](mailto:jamesfoconnor@gmail.com)  
421 Bellevue Ave E #503  
Seattle, Washington 98102

**From:** [Nicole Palczewski](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:53:40 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

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Sincerely,

Nicole Palczewski  
[n.palczewsk12@gmail.com](mailto:n.palczewsk12@gmail.com)  
2219 2nd Ave #604  
Seattle, Washington 98121

**From:** [Mary Paterson](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Please keep renter protections Strong - pass 2021-0131 without amendments  
**Date:** Monday, June 21, 2021 3:26:01 PM

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Some people who received this message don't often get email from marycpaterson@gmail.com.

[Learn why this is important](#)

Dear CM Dembowski (my representative) and all members of the King County Council;

I am a recently retired grandmother who raised three children in NE Seattle and worked for the Department of Community and Human Services for 10 years, as an administrative specialist and administrator. Before I worked for the County, I had no idea how much governing the King County council is responsible for.

I have offered public testimony a number of times over the years on issues having to do with criminal justice and climate change. At this moment, I appeal to your common sense and your humanity by asking you to keep 2021-0131 strong.

A Just Cause requirement is crucial:

- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.
- Skyway is home to the largest population of Black people in Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.

Late fees and move-in fees are easy for people with ample income but sometimes prohibitively difficult for people living on low income. How are they supposed to wring water from a stone? How will we guarantee, without protections regarding late fees and move-in fees, that evicted individuals and families will not end up on the streets? If some landlords need help so that they themselves will not lose their homes, assistance needs to be offered to them.

Because of income disparity, Seattle is a gentrified city (including my neighborhood, Lake City), and many people with less means have been pushed out into unincorporated King County. I'm afraid you are left to deal with those whom Seattle has rejected, and many residents of modest means. Until the economy is fully recovered -- and until income disparity is addressed -- it is up to you as our council representatives to do the right thing for renters -- a moratorium on evictions and a **strong** 2021-0131.

Respectfully,  
Mary C Paterson  
Lake City, Seattle 98125

**From:** [Ryan Paul](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support Ordinance 2021-0131, pass Ordinance 2021-0131 to prevent homelessness  
**Date:** Monday, June 21, 2021 1:58:10 PM

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Some people who received this message don't often get email from [ryan@ryandpaul.com](mailto:ryan@ryandpaul.com). [Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

I am a homeowner who was a renter for over a decade before buying my home. Frequently my POV was discarded, and the lack of protections made keeping stable housing difficult. I was privileged enough to have a job that paid enough for me to eventually buy a home, but this is not an option for a growing majority of people today. Landlords and property owners have a small amount of requirements and enormous power since they control the housing stock for so many people who have few rights and almost no power.

We need to shift that balance for many reasons:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.

- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Ryan Paul

Elected PCO of Precinct 1397, Ballard

**From:** [Jeffrey Nosbaum](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:49:26 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Jeffrey Nosbaum  
JNosbaum@aol.com  
2801 Western Ave  
Seattle, Washington 98121



**From:** [Brent Naylor](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:14:08 PM

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Sincerely,

Brent Naylor  
[brentn@willapabay.org](mailto:brentn@willapabay.org)  
129 Monohon Landing Rd, Suite / Apt #  
Raymond, Washington 98577



**From:** [Samantha Paulin](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** We Need Strong Renter Protections & an Eviction Moratorium  
**Date:** Wednesday, June 23, 2021 8:08:09 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

Hello,

My name is Samantha and as a 4-year renter here, I am in support of Ordinance 2021-0313. We need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

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Sincerely,

Samantha Paulin  
Seattle Resident

Samantha Paulin  
[paulins@spu.edu](mailto:paulins@spu.edu)  
510 NE 80th St.  
Seattle, Washington 98115



**From:** [tia\\_pearson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 5:50:51 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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Sincerely,

tia pearson  
[tiapearson@gmail.com](mailto:tiapearson@gmail.com)  
PO Box 861697  
Wahiawa, Hawaii 96786

**From:** [Anthony Rella](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:59:46 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

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Sincerely,  
Anthony Rella

Anthony Rella  
TONY.RELLA@GMAIL.COM  
343A N 105TH ST  
SEATTLE, Washington 98133

**From:** [Janet Riordan](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:18:17 PM

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Sincerely,

Janet Riordan  
[janetmriordan@gmail.com](mailto:janetmriordan@gmail.com)  
12739 7th Ave NW  
Seattle, Washington 98177

**From:** [Mollie Royer](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Date:** Tuesday, June 22, 2021 2:54:38 PM

---

Some people who received this message don't often get email from mollie.royer@gmail.com.  
[Learn why this is important](#)

Good afternoon, my name is Mollie and I am a social worker at UWMC. I fully support the tenant protections package without the proposed amendments and strikers from Councilmember Lambert that would weaken the bill. Regulations don't prevent landlords from providing housing, they prevent them from committing discriminatory and predatory practices, which should not be a concern for good landlords. There seems to be a fundamental misunderstanding of what these laws do and what HJP attorneys are able to do. There is also a fundamental misunderstanding of how capitalism works.

Unincorporated King County, neighborhoods like Skyway and White Center, are some of the most diverse in the area and all of WA state. As Seattle has become increasingly unaffordable and gentrification pushes residents, specifically Black families, further and further outside of city limits, it has increased their risk of continued housing instability since they aren't protected by Seattle or Burien's stronger renter protections. While they balance affordability, they are doing so at the cost of actual stability. Landlords aren't creating diversity in communities, they do the very opposite as individuals buy up multiple properties and rent them out, skyrocketing the housing market due to lack of supply and making homeownership unaffordable for many communities of color. The very act of buying and owning more than a single home is a privilege and active decision that one makes, with costs and benefits.

If you cannot follow the laws or simply aren't inclined to learn, you should reconsider being a landlord. People would not be homeless without landlords, who hoard homes that they themselves do not need. It returns the supply back to the community.

Unincorporated King County's eviction rates have more than tripled since the moratorium, just behind Seattle, meaning, more residents have been losing their home during a global pandemic that has taken the lives of over half of a million people in this country, the vast majority being Black, Indigenous, and other people of color. Unless this Council wants to continue this rate of racist displacement, this tenant protections package needs to happen immediately.

Thank you,

Mollie

**From:** [Kate Rubin](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:59:26 PM

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King County Councilmembers,

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Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,  
Kate Rubin  
Executive Director, Be:Seattle

Kate Rubin  
[kate@beseattle.com](mailto:kate@beseattle.com)  
Private  
Seattle, Washington 98108

**From:** [Anne Roda](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 3:10:08 PM

---

Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

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Sincerely,

Anne Roda  
[a.roda@comcast.net](mailto:a.roda@comcast.net)  
1130 N 82nd St, Apt A  
Seattle, Washington 98103



**From:** [Audrey Rohwer](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:08:07 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,  
Audrey

Audrey Rohwer  
[butwhatifneige@gmail.com](mailto:butwhatifneige@gmail.com)  
3200 16th Ave W  
, Washington



**From:** [Jesse Paulsen](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 strong  
**Date:** Tuesday, June 22, 2021 3:28:11 PM

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Some people who received this message don't often get email from [jesse.paulsen@gmail.com](mailto:jesse.paulsen@gmail.com).

[Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt. As a resident physician, I see everyday the profound ripple effects that homelessness and housing stability has on the health of an individual, their family and their community. I know the pandemic has been hard on landlords too, but we need to always prioritize lives over profits.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households

in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.

- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Dr. Jesse Paulsen  
NE Capitol Hill, KCC District 2 resident

**From:** [Clayton Richardson](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Please support a "full-strength" renter's protections  
**Date:** Tuesday, June 22, 2021 3:51:00 PM

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Dear Councilmembers,

I'm contacting all of you today with regards to Ordinance 2021-0313. I am urging you to support this ordinance without alterations that would lessen the protections it could provide. Additionally, I am hoping you choose to support additional eviction moratorium for unincorporated King County, We'll also need protections for those families that have been unable to meet their COVID debts.

Renting in King County can be expensive. We have a lot of costs and fees associated with moving here, and protections that limit fees and provide means of paying those costs overtime could help many folks. Late fees can also pose serious issues in a still recovering economic environment. We currently have no protections from large increases in rent, and providing an additional window of notice for major changes in rental costs, ideally 6 months, would give families more time to plan to adjust while not depriving landlords of their desired long term financial adjustments. And finally, just cause protections could help many folks who could otherwise be targeted to circumvent these other protections in the interests of more immediate gains.

There are also racial justice components to these issues, such as requiring social security numbers for background checks, which unduly targets immigrants. People of color face higher fees and are evicted at higher rates. Skyway, White Center, and, more generally, unincorporated King County lack many of the protections already afforded to Seattle residents, while also being home to some of the highest diversity in the state.

Again, I urge you to pass the strongest form of Ordinance 2021-0313 without compromises that undercut its goals. And see to it that the eviction moratorium is extended to provide folks with more time to recover from their debts.

Sincerely,  
Clayton Richardson (98118)

**From:** [Jessinia Ruff](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 1:14:04 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Jessinia Ruff  
[jessinia.ruff@gmail.com](mailto:jessinia.ruff@gmail.com)  
2349 West Newton St., Apt 203  
Seattle, Washington 98199

**From:** [Saunatina Sanchez](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** We need strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 4:54:48 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

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Sincerely,  
Saunatina Sanchez

Saunatina Sanchez  
[saunatina@gmail.com](mailto:saunatina@gmail.com)  
600 E Olive St #301  
Seattle, Washington 98122

**From:** [Jessica Savini](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 4:15:01 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,  
Jessica Savini

Jessica Savini  
[savini\\_jessica@yahoo.com](mailto:savini_jessica@yahoo.com)  
4914 Southwest Forney Street  
Seattle, Washington 98116

**From:** [Rosenblum, Jonathan](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Cc:** [Sawant, Kshama](#); [Virdone, Ted](#)  
**Subject:** Letter from Councilmember Sawant re: renters rights legislation  
**Date:** Tuesday, June 22, 2021 3:53:56 PM  
**Attachments:** [CM Sawant letter to County Council on renters rights 6 22 21.docx.pdf](#)

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ML King County Councilmembers:

Please see attached letter from Seattle City Councilmember Kshama Sawant.

my best,

Jonathan Rosenblum  
Community organizer  
Office of Councilmember Kshama Sawant  
cell: 206-635-1290

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[@cmkshama](#) – twitter  
[cm.kshama](#) – Instagram  
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SEATTLE CITY COUNCIL | DISTRICT 3

## COUNCILMEMBER KSHAMA SAWANT

June 22, 2021

Members of the King County Council:

As a representative of Seattle's working people, and having helped lead many successful renters' rights struggles in our city alongside rank-and-file renters, union members, and socialists, I urge you to vote yes on King County Ordinance 2021-0131 to protect renters. Please pass it in full, without watering it down and without creating corporate loopholes.

All renters need "just cause" protections against evictions, advance notice for rent increases, caps on fees, and protections against discrimination. As elected officials, you have the political and moral responsibility to support the basic rights of struggling renters, not the greed of corporate real estate and big banks.

It is shameful but not surprising that corporate landlords are pushing hard to weaken, if not outright kill, these King County renter protections that are up for a vote. We have seen this corporate opposition to every renters' rights bill that my office has pushed for and won. We have overcome this opposition each time by ordinary people getting organized, progressive unions taking a stand, and my Council office using a fighting strategy.

In addition to voting yes on this bill without loopholes, I urge you to begin advocating for a full [Renters' Bill of Rights](#).

The dual crises of COVID and the capitalist recession of the last year have taken a brutal toll on King County renters and working people, and disproportionately on communities of color. Today fully [one-third](#) of all Washington renters who are behind on rent live in King County, and King County renters owe an [average of \\$4,722, the highest in the state](#), according to the National Equity Atlas. Total King County rent debt is a staggering \$171 million, the Atlas reports.

Meanwhile, corporate landlords are making obscene profits. For instance, Essex Property Trust, a landlord with more than 10,000 apartments in Seattle/King County, has reported \$569 million in net profits in 2020, [an increase of 30% over 2019](#). Essex, by the way, is one of the top 10 evicting landlords in King County, according to the King County Bar Association's Housing Justice Project. Equity Apartments, with more than 9,700 apartments in King County, just reported

\$963 million in 2020 profits and boasted to its shareholders that “[Our balance sheet has never been in better shape.](#)”

Given those harsh realities, it is mind-boggling that some County Councilmembers are considering watering down urgently-needed renter protections, in the name of “protecting” landlords. We should not allow corporate landlords and slumlords to use small mom-and-pop landlords as cover. Statistical evidence shows that corporate real estate and property management corporations are the most evicting and exploitative landlords. Several small landlords who do not exploit or gouge their tenants have supported our renters’ rights policies at the City Council.

Our renters’ rights movement knows from the experience of the last seven years that we win only when we build a powerful, independent, grassroots movement to demand change. That is how our movement recently won the right to counsel for all tenants facing eviction (with no racist, cruel, and ineffective means testing, as the bill recently passed by the Democratic-dominated State Legislature has); a ban on school-year evictions of children and all public school workers; a ban on winter evictions; expansion of “just cause” rights for all renters, regardless of type of lease; and multiple extensions of the COVID eviction moratorium to protect renters and struggling small businesses. It also took powerful movement-building, independent of the city’s political establishment, to win past renters’ rights, including banning rent increases in apartments with code violations and capping move-in fees.

I urge County Councilmembers to pass full right to counsel and bans on winter and school-year evictions, as Seattle has done, and also work alongside our renters’ struggle to pass [our movement’s full Renters’ Bill of Rights](#), including:

- Residential rent control, without corporate loopholes, to take effect as soon as we succeed in overturning the state ban;
- Commercial rent control to support struggling small businesses;
- Fighting alongside our movement to demand cancellation of all COVID debt, because big business and the wealthy should pay for the crisis, not working people;
- Requiring landlords to provide 6 months (not 4 months) advance notice for any rent increase;
- Economic evictions assistance for renters who are forced to move because of landlord rent increases;
- Banning landlords from using credit checks to screen prospective renters - as credit checks are the new form of racist redlining;
- Stopping default evictions;
- Providing for transferable credit histories and requiring standard lease agreements.

Renters in our region need true protection, not legislation that is watered down by the corporate landlord lobby with the cooperation of the political establishment. That is why I urge you to publicly declare your support for the full Renters' Bill of Rights as you take action on the legislation before you today.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kshama Sawant', with a stylized, cursive script.

Kshama Sawant  
Seattle City Councilmember

**From:** [Emma Scalzo](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Please protect renters - Stand strong for us!  
**Date:** Tuesday, June 22, 2021 1:36:38 PM

---

Some people who received this message don't often get email from emma@housingconsortium.org. [Learn why this is important](#)

Dear Councilmembers,

PLEASE pass Ordinance 2021-0313 *without* weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,

**Emma Scalzo**

**Queen Anne neighborhood**

**From:** [Erik Schneider](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 8:58:31 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

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I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Erik JM Schneider

Erik Schneider  
wm.jsph@rocketmail.com  
2020 Terry Ave Apt 520  
Seattle, Washington 98121

**From:** [Dan Schneider](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 10:36:32 AM

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Sincerely,

Dan Schneider  
[dlschneiderx@outlook.com](mailto:dlschneiderx@outlook.com)  
814 NE 84TH ST, SEATTLE, WA 98115  
Seattle, Washington 98115

**From:** [Dave Schuldt](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support Ordinance 2021-0131  
**Date:** Monday, June 21, 2021 9:27:58 PM

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Some people who received this message don't often get email from [dave.schuldt@me.com](mailto:dave.schuldt@me.com). [Learn why this is important](#)

Dear Council Members,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

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- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Dave Schuldt  
617 N 49TH ST #1  
SEATTLE, WA 98103

Member, Transit Riders Union

**From:** [Elizabeth Schuster](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:33:20 PM

---

Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Elizabeth Schuster  
[eschuster@gmail.com](mailto:eschuster@gmail.com)  
220 Belmont Ave East  
Seattle , Washington 98102



**From:** [Jean Schwinberg](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:12:57 PM

---

Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,

Jean Schwinberg  
[jeanschwinberg@yahoo.com](mailto:jeanschwinberg@yahoo.com)  
4538 18th Avenue NE, Apt 8-D  
Seattle, Washington 98105-4230



**From:** [Alex Semaca](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 8:51:41 PM

---

Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

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Sincerely,

Alex Semaca  
[asemaca15@gmail.com](mailto:asemaca15@gmail.com)  
800 Seneca St, Apt 2308  
Seattle, Washington 98101

**From:** [stephanie shandera](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:02:24 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,

stephanie shandera  
[sshandera@earthlink.net](mailto:sshandera@earthlink.net)  
3047 NE 87th St.  
Seattle, Washington 98115

**From:** [KT Shaw](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Ordinance 2021-0131  
**Date:** Tuesday, June 22, 2021 4:43:20 AM

---

Some people who received this message don't often get email from rot93@yahoo.com. [Learn why this is important](#)

**Dear Committee,**

**Please do not approve ordinance 2021-0131. I have been struggling to keep afloat financially for the passed year and half because of the moratorium already in place. Owning a home does not mean I am rich. I have been off serving my country and ready to come back to the house I have rented while I was away. Unfortunately, you all have created a situation for me where I cannot evict or raise rent on the renters whose lease agreement has long expired. Nor can I move back into my home or sell it. As a result I have to rent elsewhere at a higher rental price myself while struggling to cover the mortgage difference not covered by the monthly rental received by the tenants. This has caused me to be in serious trouble being a homeowner in West Seattle. My entire life savings and dreams of home ownership are being stripped away from me because of your rules. Please do not add another barrier to this struggle. We also need help.**

**Thank you,**

**Shah**

**From:** [Michelle Shepardson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:26:06 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,

Michelle Shepardson  
[michelle.192837@gmail.com](mailto:michelle.192837@gmail.com)  
128 STATE ST S, Unit 302  
Kirkland, Washington 98033

**From:** [Katie Wilson](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Letter from SHSH in support of Ordinance 2021-0131  
**Date:** Tuesday, June 22, 2021 10:43:30 AM  
**Attachments:** [KCltrSHSH-June22.pdf](#)

---

Dear Councilmembers,

Please find attached a letter from the Stay Housed Stay Healthy coalition in support of Ordinance 2021-0131, opposing weakening amendments and recommending the addition of an eviction moratorium and related emergency renter protections.

Thank you,

Katie

<https://stayhousedstayhealthy.org>

Katie Wilson

General Secretary

Transit Riders Union

<https://transitriders.org>

206-781-7204

*The Transit Riders Union is a democratic organization of working and poor people, including students, seniors, and people with disabilities, taking control over our own lives, and building up the power we need to change society for the good of humanity and of the planet. We will fight to preserve, expand, and improve the public transportation system in Seattle and beyond, so that every human being has access to safe, affordable, and reliable public transit.*

I also write [opinions](#) for Crosscut. Sign up for my newsletter [here](#).



June 22, 2021

Dear King County Councilmembers,

We are writing to urge you to pass Ordinance 2021-0131 without weakening its permanent protections for renters in unincorporated King County. We also ask that you amend the ordinance to include an eviction moratorium and prohibition on rent increases at least through Sept. 30, and other emergency protections to prevent evictions for COVID rental debt such as Kenmore and Seattle recently passed. The urgent necessity of such emergency protections was well explained in [a recent article in Crosscut](#).

We support Striking Amendment S2 as proposed by Councilmembers Kohl-Welles and Zahilay. This striker makes reasonable clarifications and changes to harmonize the ordinance with recently passed state laws. It also makes several concessions based on requests from the Rental Housing Association, including allowing the use of Social Security Numbers in tenant screening (though they cannot be required), raising the cap on late fees to 1.5%, and reducing damages to 3x monthly rent. We do not oppose these changes, but we ask that you vote against any further amendments that would weaken this ordinance.

Data on 2019 eviction filings released by the King County Bar Association show that unincorporated King County saw more no-cause evictions than any other jurisdiction in the county. In 2019, 19.8% of all no-cause evictions were in unincorporated King County, despite only 6.9% of all evictions occurring in these areas. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Federal Way, Auburn, and most recently Seattle all have local Just Cause Eviction Ordinances that apply to all lease types. These protections go beyond the recently-passed state Just Cause law 1236, which exempts many fixed term leases. These exemptions were not added for sound policy reasons. All renters, regardless of lease type and whether they live in Skyway or Seattle, deserve protection from retaliatory and discriminatory evictions.

Many cities around King County do not yet have any local renter protections, and elected officials in many of these cities are looking to the King County Council for a model for their jurisdictions. We urge you to keep the Just Cause provisions in this ordinance strong, not only for renters in unincorporated King County but also so that other cities can copy these protections, ultimately bringing the whole county up to a similar high standard.

High move-in fees are a huge barrier to families and individuals trying to move into a new rental home, leading people to stay in abusive or unsafe situations or become homeless because they can't afford up-front costs of thousands of dollars in addition to their monthly rent. This is

especially true with more than half of Black and Latinx households in King County and 35% of white households severely burdened by housing costs. Any costs additional to the first month's rent must allow for payment in installments, and move-in fees and especially nonrefundable fees must be capped. We ask that you at least match the strength of Seattle and Burien policies on move-in fees and payment plans.

The City of Auburn caps late fees at \$10 per month. The 1.5% of monthly rent considered in the striking amendment will amount to significantly more than that for most units. While we would prefer that you follow Auburn's example, we believe this is a reasonable compromise that advocates and elected officials can work to extend throughout the county. We ask that you do not remove or further raise this cap. The 2018 Losing Home report revealed that most renters evicted for unpaid rent owed only a single month's rent or less, sometimes as little as \$100 or even \$10. For families on a tight budget who are spending more than half their income on rent and utilities, a \$50 late fee is a large penalty that increases the chances of eviction, despite good faith efforts to remain current on rent.

We strongly support all the other provisions in this ordinance and ask that you maintain them as well. Renters on a fixed income such as disability or social security benefits need to be able to adjust their rent due date so they are not constantly battling late fees on top of rent. Rent hikes should not be allowed in unsafe or unlivable housing. Landlords can perform tenant screening without a Social Security Number, and requiring one blocks vulnerable renters including many in immigrant communities from housing. Rent increases often force renters out, so requiring 3-4 months' notice will at least help give them time to find new housing. If a landlord continues to accept rental payments, it is a reasonable assumption of the renter that the landlord will not evict for a past breach of the rental agreement if the renter is now in compliance. Together, these protections constitute a reasonable Landlord Code of Conduct that will reduce unnecessary evictions and prevent homelessness.

Unincorporated King County includes racially diverse neighborhoods like Skyway and White Center. As King County's population has grown rapidly in the last decade, low and moderate-income residents, especially Black, Indigenous and other people of color have been pushed out of Seattle due to rising rent prices and stagnant wages. Data from the [2018 "Losing Home" report](#) showed that Black people and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.

Please pass Ordinance 2021-0131 without weakening it, and please add an eviction moratorium through at least Sept. 30 and other emergency protections to give rental assistance programs time to work and prevent renters in unincorporated King County from being evicted over rental debt accrued during the COVID-19 pandemic.

Sincerely,

The 55+ organizations in the Stay Housed Stay Healthy coalition:

350 Seattle  
43rd District Democrats  
African Community Housing & Development  
Anything Helps  
API Chaya  
Ballard Community Taskforce on Homelessness and Hunger  
Be:Seattle  
Bothellites for People-Oriented Places (Bo-POP)  
Chinese Information and Service Center (CISC)  
Civic Ventures  
Coalition Ending Gender-Based Violence  
Coalition to End Urban Indigenous Homelessness  
Disability Rights Washington  
Eastside for All  
Eastside Legal Assistance Program (ELAP)  
El Centro de la Raza  
Faith Action Network  
Housing Development Consortium of Seattle-King County  
Housing Justice Project  
Issaquah Food & Clothing Bank  
Issaquah Sammamish Interfaith Coalition  
King County Young Democrats  
Lake City Taskforce on Homelessness  
Lavender Rights Project  
Lavender Rights Project's WA Black Trans Task Force  
LGBTQ Allyship  
MLK Labor  
Mother Nation  
Nickelsville  
North Helpline  
Northshore Social Justice Action Group  
North Urban Human Services Alliance (NUHSA)  
OneAmerica  
PROTEC17  
Real Change  
Resident Fellow Physician Union NW  
Seattle Against Foreclosure & Eviction  
Seattle Democratic Socialists of America  
Seattle Independent Artists Sustainability Effort  
Seattle Indian Health Board  
Seattle/King County Coalition on Homelessness  
SHARE  
Share the Cities  
Sierra Club Seattle Group

Socialist Alternative  
Solid Ground  
Tenants Union of Washington  
The Urbanist  
Transit Riders Union  
UAW 4121  
UFCW 21  
Urban League of Metropolitan Seattle  
WA-BLOC  
Washington CAN  
Washington Physicians for Social Responsibility  
WHEEL  
Working Families Party WA MLK County  
Working Washington / Fair Work Center  
YouthCare  
YWCA Passage Point

**From:** [Meryl Sidikman](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Re: Proposed rental law  
**Date:** Tuesday, June 22, 2021 7:47:33 PM

---

Some people who received this message don't often get email from msidikman@yahoo.com. [Learn why this is important](#)

I am a small landlord - I own one single family home that I rent out. I provide affordable housing to a single mom. I am not Bill Gates or Bezos and this rent is my livelihood.

I don't understand why the county is making it harder and harder for me to provide this service. Without a proper background/credit check, how can I protect myself?

I can sell my property and take the money and run. What will happen? A developer will buy my little rental, tear it down, build a behemoth and ask \$1.5M for it. Who does that serve?

You are going to run small landlords like myself out of the business. We are a source of affordable rentals. I don't get it....

Meryl Sidikman

[Sent from Yahoo Mail for iPhone](#)

**From:** [Charles Smith](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:50:02 AM

---

Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Charles Smith  
[cesotb@gmail.com](mailto:cesotb@gmail.com)  
7 Harrison St.  
Seattle, Washington 98109

**From:** [Brenna Stroup](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:52:46 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

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Sincerely,

Brenna Stroup  
[brennacstroup@gmail.com](mailto:brennacstroup@gmail.com)  
1019 E Pike St  
Seattle, Washington 98122

**From:** [Norah Sullivan](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I do not support an eviction moratorium  
**Date:** Tuesday, June 22, 2021 10:04:57 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause.

Landlords need to be able to pay mortgages and taxes. Both parties need to work in partnership. An eviction moratorium is a great idea but who pays the landlords expenses? I was a homeowner and am now a renter. There are people who have not lost their incomes but have failed to pay rent because there has been a moratorium!

Renters in unincorporated King County are also counting on you prohibit rent increases until the COVID-19 rental debt crisis subsides In as much as property taxes remain flat. If rental assistance is delayed King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency and balance to address this situation.

Sincerely,  
Norah M. Sullivan

Norah Sullivan  
[nodieviwa@gmail.com](mailto:nodieviwa@gmail.com)  
7605 sw 257th st  
Vashon , Washington 980870

**From:** [John Stovall](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 3:01:45 PM

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King County Councilmembers,

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Sincerely,

John Stovall  
[john.reetz.stovall@gmail.com](mailto:john.reetz.stovall@gmail.com)  
4715 45th Ave S  
Seattle, Washington 98118



**From:** [Hannah Swanson](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Pass Ordinance 2021-0131 to prevent homelessness  
**Date:** Wednesday, June 23, 2021 10:40:41 AM

---

Some people who received this message don't often get email from hannah.swanson14@gmail.com. [Learn why this is important](#)

Dear Councilmembers,

I am a young renter living in District 4. I was unemployed for 2 months during Covid and was lucky to be able to rely on minimal savings to continue paying rent. I know many who are currently struggling to stay housed or have accumulated massive amounts of back rent. As renters, we should not bear the financial burden of a crisis we have not caused.

I am writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
- Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.
- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

-

According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.

- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,  
Hannah Swanson  
District 4

**From:** [Hannah Swanson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 10:45:14 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Hannah Swanson

Hannah Swanson  
hannah.swanson14@gmail.com  
6402 9th ave Ne  
Seattle, Washington 98115

**From:** [Abigail Takahashi](#)  
**To:** [od.dembowski@kingcounty.gov](mailto:od.dembowski@kingcounty.gov); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 strong  
**Date:** Monday, June 21, 2021 8:27:29 PM

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Some people who received this message don't often get email from abbytak@gmail.com. [Learn why this is important](#)

Dear Councilmembers,

I'm Abigail Takahashi, and I have lived in Seattle for my whole life. I am signing on to this letter, and adding my own thoughts, because I care deeply about renter protections in King County.

Everyone in King County deserves safety and security by having secure, affordable housing. Most people who are evicted become homeless, and being unhoused or precariously housed can destroy a person's mental health -- but laws around housing are unfairly, disastrously balanced in favor of landlords. I know a lot of people in Washington who are constantly scared about their housing situation.

For every vocal landlord group, there are so many renters who are doing everything they can to scrape together rent and make ends meet. These people deserve strong support from lawmakers.

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Here's why these protections are important:

- All renters need Just Cause protections to prevent retaliatory and discriminatory evictions, no matter what kind of lease they have.
- Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.
- Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.
-

Large rent increases often force families to move because they can't afford it. They need time to find a new place. Requiring 3-4 months notice of a significant rent increase will help. Six months would be even better.

- Immigrant communities are often locked out of housing because of requirements like having a Social Security Number. Landlords can run screening without this information, so they shouldn't require it.

This is a racial justice issue:

- According to the Regional Affordable Housing Task Force, 35% of white households in King County are severely cost burdened by rent, compared to over half of Hispanic/Latinx households and 56% of Black households. High late fees and move-in fees are especially damaging to families that already pay more than half of their total income in rent.
- Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.
- Skyway is home to the largest population of Black folks in the entire state of Washington, yet because it doesn't fall within city limits, its residents aren't protected by Seattle's Just Cause ordinance.
- White Center is home to one of the most racially diverse populations in the entire state.
- Unincorporated King County saw more no-cause evictions than any other jurisdiction in the county in 2019. 12.6% of evictions in unincorporated King County were without cause, compared to just 4.4% of all evictions countywide.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections. Additional emergency measures like extending an eviction moratorium are needed to make sure people aren't evicted due to pandemic rental debt.

Sincerely,

ABIGAIL TAKAHASHI

*North Seattle, King County Council District 1*

--

Abigail Takahashi  
she/her/hers

(206) 265-1734

**From:** [Karen Taylor](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Pass Ordinance 2021-0131 to prevent homelessness  
**Date:** Monday, June 21, 2021 7:01:44 PM

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Some people who received this message don't often get email from ugali90@aol.com. [Learn why this is important](#)

Dear Councilmembers,

I'm writing to urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Here's why these protections are important:

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Families often have to pay \$5,000 or more upfront to move into an apartment. For many this is a huge hardship, if not impossible. People may stay in unsafe or abusive situations because they can't afford to move, or they become homeless. That's why we need to cap move-in fees and allow payment plans.

Late fees can cause debt spirals and unnecessary evictions and homelessness. Late fees need to be capped at a reasonable level like 1% of monthly rent.

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Black households and Black women in particular are evicted at far higher rates than their white counterparts. The lack of renter protections only exacerbates the ongoing gentrification and housing insecurity that communities of color already face.

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Sincerely,

Karen Taylor

**From:** [Brogan](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#); [Constantine, Dow](#); [Zahilay, Girmay](#)  
**Cc:** [Brogan Thomsen](#); [Jenny Durkan](#)  
**Subject:** No no no on KING COUNTY COUNCIL #2021-0131  
**Date:** Tuesday, June 22, 2021 11:32:02 PM

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No SSN ? Really? You've got to be kidding? I can buy a fake WA driver license in 2 days for under a hundred bucks. Use that to apply and move in. So owner will never even know who I am.  
Makes sense? Well.....not quite. Really lame idea. Really. NIX IT PLEASE. EVEN Girmay can grasp the concept??

Brogan Thomsen  
3004 S Irving  
Seattle, WA. 98144  
206-399-4754

Pretty sure sent from my iPad

**From:** [Nancy](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Ordinance 2021-0131  
**Date:** Wednesday, June 23, 2021 9:03:45 AM

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[Some people who received this message don't often get email from nthorpee@juno.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

To The KC Committee-

This is likely to be the ordinance that breaks our back! My husband & I, with our 3 rentals feel like an endangered species. We have glowing feedback from our tenants because we respond to them quickly, make repairs promptly, treat them fairly as we like to be treated. We have never had an eviction nor charged a late fee.

But if I cannot do a credit check (despite being required to accept the first qualified applicant) it is like playing Russian Roulette with a whole house at stake.

Please reconsider these harsh requirements that force the “mom and pop” rental owners to sell. We are not the large management companies that increase rents exponentially, strictly charge high fees, etc. We work with our tenants and are humane.

Please understand and be humane to the endangered species of small landlords.

Sincerely,  
Nancy Thorpe

Sent from my iPhone

**From:** [Amarinthia Torres](#)  
**To:** [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Keep Ordinance 2021-0131 strong  
**Date:** Monday, June 21, 2021 1:23:14 PM

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Some people who received this message don't often get email from [amarinthia@endgv.org](mailto:amarinthia@endgv.org). [Learn why this is important](#)

Dear Councilmembers,

My name is Amarinthia Torres and I am emailing on behalf of the Coalition Ending Gender Based Violence to show our support of strong, robust, and full protections for renters in our County. We urge you to pass Ordinance 2021-0313 without weakening these renter protections. Please also enact an eviction moratorium for unincorporated King County and other emergency protections so families don't get evicted for COVID rental debt.

Far too many survivors of abuse experience unjust evictions as a result of the abuse they experience in the home and get buried in debt from not being able to afford exorbitant late fees during periods of fluctuating income or instability due to the abuse. These protections will help ensure that survivors who rent have more options and more time to work with Community Advocates if they need to make a move when the rent goes up.

We appreciate your consideration and support of these protections for renters, without watering them down. We strongly support this package due to the support it will offer to domestic and sexual violence survivors who are often renters and often in need of protections in their efforts to stay safe and stay housed.

Please keep Ordinance 2021-0313 strong and don't vote for amendments that weaken its protections.

Sincerely,  
Amarinthia Torres

--

**Amarinthia Torres**  
**Policy Advocacy Specialist**  
Pronouns: she/her  
[www.endgv.org](http://www.endgv.org)  
(o) 206-568-5454



*Working together for gender equity and social justice in King County*

**From:** [Katie Wilson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** Response to Brett Waller  
**Date:** Wednesday, June 23, 2021 7:57:27 AM  
**Attachments:** [Brett Waller Response.docx](#)

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Some people who received this message don't often get email from [katie@transitriders.org](mailto:katie@transitriders.org). [Learn why this is important](#)

Hi Councilmembers,

Please find attached some commentary on the letter recently sent to you by Brett Waller of the Washington Multi-Family Housing Association.

Best,  
Katie

Katie Wilson  
General Secretary  
Transit Riders Union  
<https://transitriders.org>  
206-781-7204

*The Transit Riders Union is a democratic organization of working and poor people, including students, seniors, and people with disabilities, taking control over our own lives, and building up the power we need to change society for the good of humanity and of the planet. We will fight to preserve, expand, and improve the public transportation system in Seattle and beyond, so that every human being has access to safe, affordable, and reliable public transit.*

I also write [opinions](#) for Crosscut. Sign up for my newsletter [here](#).

## Comments on letter from Brett Waller:

Good morning, I provide the following comments related to the tenant protection ordinance considered by the Council.

I represent the Washington Multi-Family Housing Association, a statewide trade association representing more than 275,000 apartment homes across the state of Washington. Thank you for considering the following comments to the proposed ordinance relating to tenant protections. Initially, significant reforms to the residential landlord tenant relationship have occurred over the prior four years. These include increases in the termination notice required, including enactment of just cause eviction this year, reforms to the unlawful detainer process, including an increase in the notice to pay or vacate and limitations on judgments for late fees, enacting a statewide standard on installment payments and many others.

We believe placing onerous operating restrictions on rental housing providers ultimately results in a more restrictive rental market, including loss of rental housing units. Therefore, we ask that you and the Committee balance these interests when considering any legislation. Simply enacting more regulations does not solve any of our broader societal issues that are causing broad housing instability across the region, state and country.

- There is no evidence that renter protections lead to a loss of rental housing units. Katie Wilson has [a column about this in Crosscut](#).
- [There is evidence](#) that renter protections like Just Cause work as intended, preventing harmful evictions and displacement.

Please consider the following specific comments related to the proposed ordinance.

**Section 5** enacts a county just cause eviction policy. The proposed ordinance should be amended to comport with the recently passed [state just cause eviction law](#). Creating a patchwork of different laws makes it increasingly difficult for residents to understand which law applies where. This is true for both renters and landlords who are simply trying to keep up with the plethora of ongoing changes to the residential landlord-tenant relationship.

- The recently passed state legislation was amended during the legislative process to exempt many, though not all, fixed term leases. The exceptions are extremely complex and the result of political jockeying in Olympia, not sound policy decisions. Federal Way, Auburn and now Seattle all have just cause laws that protect renters regardless of lease type. This rule is simple to understand for both renters and landlords. We hope to extend just cause protections for all renters throughout King County and ultimately statewide.
- The Ordinance is also necessary to provide clarity to both landlords and tenants about several bases for eviction not specifically provided for in state law. By providing a list of specific, enumerated bases for evictions, the Ordinance provides additional grounds that a landlord may use to evict a tenant that would *ambiguously* fall within the state's open-

ended “other good cause.” For example, state law does **not** specifically permit a landlord to evict for there being too many residents in the dwelling unit or discontinue an accessory dwelling unit. These likely constitute “good cause” under state law, but are not expressly mentioned. In turn, the Ordinance creates defenses to eviction for “other good cause” reasons if the basis does not fall within the Ordinance.

**Section 7** does two things, (1) limits the broadly defined term move-in costs, and (2) proposes a payment plan for move-in costs. First, any limitations to move-in costs need to be specifically defined. What are move-in costs? Does the move-in cost include the tenant screening fee which is often paid prior to signing a lease agreement and often to a third party anyway. Any limitations on a security deposit should be separate and distinct from other costs charged at the initiation of the tenancy.

Second, the State enacted a statewide standard for [installment payments for move-in costs](#) in 2020. This law, requires installment payments equal to 3 consecutive monthly payments, which is inconsistent with State law.

- State law under RCW 59.18.610 does not restrict the overall move-in fees and only requires an installment plan of up to three months if the landlord is charging last month’s rent in addition to deposits of more than 25%.

I also note that restrictions on security deposits, especially for small housing providers, restrict access to the rental market and decrease opportunity for housing providers to take a risk on an applicant with negative rental history. Section 8 limits late fees to 1 percent of the monthly rent. Simply put, this is unreasonable. Already, the State limits [a judgment for late fees to \\$75](#) and I ask the Council to consider mirroring State law in this respect.

- This is extremely misleading. RCW 59.18.410 permits a landlord to add a \$75 late fee charge in an eviction judgment, but it does not cap the total late fees a landlord can charge and collect. Nothing in state law restricts the total late fee surcharges, and many landlords do charge late fees greatly in excess of \$75.

**Section 9** effectively implements rent control. An extensive notice requirement such as that proposed on such a limited increase in rent is de facto rental control. In 2019, the rental housing industry proposed and passed an increase in notice requirements for rent increases. In addition to this, rental housing providers have seen significant increases in both property taxes and other operating costs over the past few years. A recent KIRO radio article profiled housing providers experiencing the pain of significant year-over-year tax increases, currently affecting new renters only. In addition, 91 cents of every dollar of rent pays the operating costs of rental properties; when those costs increase, the rent must also increase. Any requirements around notice requirements for a rent increase must be reasonable, and consider the varying price changes that occur for operating costs associated with providing rental housing.

- Requiring notice of a rent increase is not rent control. A landlord can charge however much the landlord desires. The ordinance merely requires notice of 120 days for increases above 3%.

**Section 10** creates administrative retaliation / prohibited acts section. The RLTA already includes [retaliation provisions](#) and any local ordinance should mirror those state provisions, expanded to include administrative enforcement only.

- Section 10 is not about retaliation; it's about unfair and deceptive practices in rental housing, which are not prohibited under state law in this context.

**Section 11** codifies the pre-existing requirement that acceptance of rent disqualifies any prior enforcement actions under the RLTA. However, codifying this section simply disincentivizes acceptance of partial rental payments, and it should be removed.

- How would codifying what he admits is already the rule alter any behavior? If anything, it provides clarity on the law.

**Section 12** prohibits rent increase where there is a defective condition. This provision already exists in the city of Seattle and language in any King County ordinance should mirror that language.

- This does not exist in Seattle. The Seattle Municipal Code permits *local code enforcement* to issue a prohibition on rent increases. The King County provision provides for tenants to start the process of a rent freeze rather than relying on a bureaucratic agency to issue the order, which can take time.

**Section 13** permits a tenant to adjust the payment rental date. This provision is also [included in State law](#) and is used for the very limited purpose of tenants who rely exclusively on SSI or SSDI that arrives on the 3rd of the month, after rent becomes due. The State law requires the rental payment to be made by the 7th of the month, which the proposal does not require. This provision should comport with the State law.

- Yes, this section provides more flexibility for renters living on fixed incomes to adjust their rent due date. This section is important for precisely this reason. For example, state law doesn't contemplate other fixed incomes such as retirement.

**Section 15.** This section appears to prohibit late fees until after the tenant fails to comply with 14-day notice. This is a violation of contract law and disincentivizes tenants to pay their rent on time per the terms of the contract. Additionally, State law explicitly permits late fees to accrue any time after the rent becomes due.

- This doesn't limit late fees. This reiterates what already exists in State law within RCW 59.18.410(2).

For reference, I've attached a sample 14-day notice, amended with additions from the 2021 legislative session. Additional verbiage is not useful in conveying the same message that is repeated throughout the document already.

- Managers often don't know they have to accept rent after the 14 day notice if the tenant includes a \$75.00 late charge.

**Section 16** prohibits requesting a social security number in tenant screening. This effectively eliminates the use of tenant screening reports, increases risk to the property owner and ultimately decreases access to the rental market. It is already a fair housing violation to require a social security number, but one can still be requested. This law will effectively increase denial of tenants who may otherwise qualify for rental housing.

- Even if the originally proposed prohibition on requesting a social security number in tenant screening were maintained, this would not "effectively eliminate" the use of tenant screening reports, which [can be run without a social security number](#).

**Section 17** enacts a right to counsel. However, the provision in this bill creates an entitlement for the County to pay the costs of right to counsel. Again in 2021, the State created a right to counsel for all tenants in the State that is funded with State funds. It seems redundant and an unnecessary use of County resources to dedicate funding to an already provided service by the State.

- We don't have a strong opinion on this section.

**Section 19.** We request that we be included in any workgroup created from this legislation. Thank you for considering these comments to the proposed tenant protections ordinance. We look forward to continuing to work with you and other members of the Metropolitan King County Council on a reasonable approach to address the challenges a lack of housing units is having on residents of King County.

BW

**From:** [Cailin Trimble](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 10:42:29 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Cailin Trimble  
[cailintrimble@gmail.com](mailto:cailintrimble@gmail.com)  
10226 56th Ave S  
Seattle, Washington 98178

**From:** [Jonathan Thompson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:04:05 PM

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Sincerely,

Jonathan Thompson  
[jwt1@pm.me](mailto:jwt1@pm.me)  
617 Queen Anne Ave N  
SEATTLE, Washington 98109



**From:** [Marla Vandewater](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 4:57:40 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

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Sincerely,  
Marla Vandewater  
Seattle, 98102

Marla Vandewater  
[marlav@iinet.com](mailto:marlav@iinet.com)  
115 Bellevue Ave. E. #301  
Seattle, Washington 98102

**From:** [Peter von Christierson](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:58:12 AM

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Sincerely,

Peter von Christierson  
[pvonc@olympen.com](mailto:pvonc@olympen.com)  
1229 29th St  
Port Townsend, Washington 98368

**From:** [Paul Walsh](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 11:28:08 PM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

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Sincerely,

Paul Walsh  
[deerpuffs@gmail.com](mailto:deerpuffs@gmail.com)  
3911 s Ferdinand  
Seattle, Washington 98118

**From:** [Jason Weinstock](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Wednesday, June 23, 2021 5:40:21 AM

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Some people who received this message don't often get email from [info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org). [Learn why this is important](#)

King County Councilmembers,

I'm writing in support of Ordinance 2021-0313. Renters need better protections from eviction, which usually leads to homelessness.

All renters, whatever type of lease their landlord offers, deserve the security of knowing that they won't be thrown out of their homes without a good cause. Please keep the "just cause" protections in this ordinance strong.

Rents all over King County are through the roof. Over half of Black and Latinx families are spending more than half of their income in rent, as are 35% of white families. In these circumstances, coming up with two or three times monthly rent to move into a new home is untenable, and high late fees just punish people who are already struggling. I urge you to keep the late fee cap at 1.5%, cap move-in fees and allow payment in installments. Renters also need ample time to find a new place if they can't afford a rent increase.

I also urge you to maintain all the other parts of this important ordinance, like not requiring a social security number for screening and allowing renters on fixed incomes to adjust their rent due date.

Renters in unincorporated King County are also counting on you to extend an eviction moratorium and prohibit rent increases until the COVID-19 rental debt crisis subsides. Rental assistance is delayed and tens of thousands of King County renters are at risk of eviction for unpaid rent as soon as the state moratorium ends. Please act with urgency.

Sincerely,

Jason Weinstock  
[jpw0990@aol.com](mailto:jpw0990@aol.com)  
2407 w pacific ave apt.c  
Spokane, Washington 99201

**From:** [Tesia Wood](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:10:51 PM

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Sincerely,

Tesia Wood  
[tesia@wpsr.org](mailto:tesia@wpsr.org)  
3640 Bagley Ave N  
Seattle, Washington 98103

**From:** [Angeline Zalben](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 12:53:36 PM

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Sincerely,

Angeline Zalben  
[ang.zalben@gmail.com](mailto:ang.zalben@gmail.com)  
5223 22nd Ave NE Apt. E  
Seattle , Washington 98105

**From:** [Camp, Cherie](#) on behalf of [Clerk, King County Council](#)  
**To:** [Steadman, Marka](#)  
**Subject:** FW: Against proposed Ordinance 2021-0131  
**Date:** Tuesday, June 22, 2021 8:50:04 AM

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Here's another one.

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**From:** Simon Zhang <[simoninsea@yahoo.com](mailto:simoninsea@yahoo.com)>  
**Sent:** Monday, June 21, 2021 7:04 PM  
**To:** Clerk, King County Council <[Clerk@kingcounty.gov](mailto:Clerk@kingcounty.gov)>  
**Subject:** Against proposed Ordinance 2021-0131

You don't often get email from [simoninsea@yahoo.com](mailto:simoninsea@yahoo.com). [Learn why this is important](#)

Here are reasons I don't agree with the proposed Ordinance.

The Proposed Ordinance prevent asking for a social security number. This will prevent a landlord from doing a credit check. This puts responsible renters with good credit score on the same level as those who have not responsibly paid their bills and thus have poor credit. Worst, it put landlord and the community in danger if the prospect renter is an active criminal.

Capping late fees to 1% of month's rent is too low to give incentive to the tenant to get the payment in on time or as quickly as possible. Landlords need their rent on a timely basis to support the obligations for mortgages and other bills to pay. A healthy economy needs a system that encourages and provides incentive to the tenant to pay on time or as quickly as possible, and late fees large enough to at least provide a little compensation for the landlords for their losses when rent doesn't come in on time.

Please consider landlord concern and opposition to Proposed Ordinance 2021-0131. Please view landlords as partners in providing the rental housing for tenants to have more choices and better prices. **The ordinance will have negative impacts for the rental market and drive rental housing**

providers to sell their houses.

Thank you.

Simon Zhang  
206-557-0080

**From:** [Mark Vossler](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 3:13:28 PM

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Sincerely,

Mark Vossler  
[mark@wpsr.org](mailto:mark@wpsr.org)  
12945 64th Ave NE  
Kirkland, Washington 98034



**From:** [Frances Walker](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 2:28:12 PM

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Sincerely,

Frances Walker  
[frances@wpsr.org](mailto:frances@wpsr.org)  
11303 NE 68th Street  
Kirkland, Washington 98033



**From:** [Richard Voget](#)  
**To:** [KCC - Committee Assistants \(Email Group\)](#)  
**Subject:** I support strong renter protections & an eviction moratorium  
**Date:** Tuesday, June 22, 2021 3:15:17 PM

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Sincerely,

Richard Voget  
[rmvoget@gmail.com](mailto:rmvoget@gmail.com)  
1615 North 41st Street  
Seattle, Washington 98103

