

Landlord Tenant Public Forums

Landlord Oriented Meeting

1. Advertise format of meeting, including handouts at meeting.
2. Sign-up sheets ask individual to identify whether they are currently a landlord or property manager who owns or is managing rental property within the City of Spokane. If so, they will have first priority in speaking ahead of people who don't fit that criteria.
3. At 6:00pm Facilitator opens meeting and explains ground rules:
 - A. Council rules of decorum;
 - B. Three minutes including any Q and A with Facilitator;
 - C. Preference for landlord/property managers at this forum;
 - D. Encouraged to propose specific solutions to identified problems, but;
 - E. Free to address any tenant/landlord related issue.
4. Opening comments from any attending Councilmembers.
5. Public testimony from any City of Spokane landlords/property managers in order of sign up.
6. Public testimony from any other speakers time permitting.
7. At 7:20 all public testimony ends.
8. Any closing comments from attending Councilmembers
9. Closing by Facilitator and reminder of future meetings.

Tenant Oriented Meeting

1. Advertise format of meeting, including handouts at meeting.
2. Sign-up sheets ask individual to identify whether they are currently a tenant renting property within the City of Spokane. If so, they will have first priority in speaking ahead of people who don't fit that criteria.
3. At 6:00pm Facilitator opens meeting and explains ground rules:
 - A. Council rules of decorum;
 - B. Three minutes including any Q and A with Facilitator;
 - C. Preference for tenants at this forum;
 - D. Encouraged to propose specific solutions to identified problems, but;
 - E. Free to address any tenant/landlord related issue.
4. Opening comments from any attending Councilmembers.
5. Public testimony from any City of Spokane tenants in order of sign up.
6. Public testimony from any other speakers time permitting.
7. At 7:20 all public testimony ends.
8. Any closing comments from attending Councilmembers.

9. Closing by Facilitator and reminder of future meetings.

Interim between December and January forums will be used to draft ordinances and proposals informed by the public testimony from the two December forums. The drafts will be posted and circulated prior to the January meetings and both oral and written testimony/comments will be solicited prior to any legislative action.

First January Meeting- Public testimony on Tier One proposals informed by first two forums

1. Advertise format of meeting, including handouts at meeting.
2. Sign-up sheets ask individual to identify whether they want to speak generally in favor or against any specific proposal(s) identified in Tier One.
3. At 6:00pm Facilitator opens meeting and explains ground rules:
 - A. Council rules of decorum;
 - B. Three minutes including any Q and A with Facilitator;
 - C. Alternating pro and con speakers;
 - D. Encouraged to propose specific improvements to any proposals, but;
 - E. Free to address any tenant/landlord related issue.
4. Opening comments from any attending Councilmembers.
5. Public testimony from in order of sign up, but alternating by pro and con.
6. Public testimony from any other speakers time permitting.
7. At 7:20 all public testimony ends.
8. Any closing comments from attending Councilmembers
9. Closing by Facilitator and reminder of next meeting.

Second January Meeting- Public testimony on Tier Two proposals informed by first two forums

1. Advertise format of meeting, including handouts at meeting.
2. Sign-up sheets ask individual to identify whether they want to speak generally in favor or against any specific proposal(s) identified in Tier Two.
3. At 6:00pm Facilitator opens meeting and explains ground rules:
 - A. Council rules of decorum;
 - B. Three minutes including any Q and A with Facilitator;
 - C. Alternating pro and con speakers;
 - D. Encouraged to propose specific improvements to any proposals, but;
 - E. Free to address any tenant/landlord related issue.
4. Opening comments from any attending Councilmembers.

5. Public testimony from in order of sign up, but alternating by pro and con.
6. Public testimony from any other speakers time permitting.
7. At 7:20 all public testimony ends.
8. Any closing comments from attending Councilmembers
9. Closing by Facilitator and reminder of next steps in legislative process.

Problems Identified to Date and Potential Solutions Proposed by Community Members to Date That Can Be Accomplished by City Ordinance or Program. Ideally, additional proposed solutions will be added during the public process.

- 1. Damage to premises from tenants without assets to pay for repairs.**
 - A. Facilitate Landlord access to fund to reimburse for tenant damages.
 - B.
- 2. Fear of unreliable tenants.**
 - A. Create centralized service within the city to provide reliable credit, criminal background and reference checks that are good for 90 days.
 - B.
- 3. Flexibility in changing uses of premises.**
 - A. Enumerate all the permissible reasons for a landlord to change the property use during a tenancy.
 - B.
- 4. Lack of rental stock within the City.**
 - A. Finalize planning and zoning regulations that support increased in-fill development.
 - B. Increase the number of Multifamily Tax Exemption units in the city.
- 5. One-way lease provisions.**
 - A. Make all lease and rental agreement provisions mutual within the city.
 - B.
- 6. Ambiguous rules on how to assess source of income under city ordinance.**
 - A. Accelerate process of finalizing how to comply with Title 18 source of income protections.
 - B. Increase educational materials and trainings for landlords and tenants on this issue.
- 7. Unexpectedly large rent increases.**
 - A. Provide increased notice to tenants of rental increases that would total more than 10% of the periodic rental amount owed for any full month in the preceding twelve months.
 - B.
- 8. Retaliation against advocacy by tenants or landlords.**

- A. Protect tenants and landlords from any adverse action substantially motivated by retaliation for any action in advocating or organizing for legal rights under city, state or federal law.
 - B.
- 9. Unexpected notice that tenancy is ending.**
- A. Longer notice for ending tenancy when reason is unrelated to non-payment of rent or non-compliance with rental agreement.
 - B.
- 10. Inadequate property maintenance.**
- A. Complete City's update of property maintenance code.
 - B.
- 11. Premises unexpectedly determined to be uninhabitable.**
- A. Create tenant relocation and landlord accountability program.
 - B.
- 12. Lack of information about who is renting out what premises within the city.**
- A. Apply state law on including all business operators in City's business license program except for owner occupying landlords who rent out rooms in their residence.
 - B.
- 13. Large move-in deposits**
- A. Allow for payment of a portion of damage deposits over the first few months of the tenancy upon positive credit and reference checks.
 - B.
- 14. Pre-screening of tenants based on applications without considering them individually**
- A. Limit requests of information on rental applications to preceding three years until after a face-to-face or video interview, but no restriction on refusal based on criminal or financial record after interview.
 - B.
- 15. Unexpected termination of tenancy of tenants who pay the rent on time and comply with all rental agreement provisions.**
- A. Enumerate all reasons a landlord can terminate a tenancy for someone who pays the rent on time and complies with all rental agreement provisions.
 - B.