

Please see the attached updates concerning the meeting on Tuesday the 8th of January. Regrettably, we were only made aware of this format and several new issues at 4:48 on Friday the 4th of January.

We are requesting that as many landlords, managers, and developers attend the meeting on the 8th of January - by 4:45 if possible.

The following are 3 of the issues.

- 1) Ending One-Way Leases
- 2) Business License Requirement for Renting Non-Owner-Occupied Buildings
- 3) Property Maintenance Code

There are several new issues:

- 1) Landlord/Tenant Education
- 2) Fair Chance Housing (prevents screening for criminal history)

See the attachment or [Click here](#) to see.

Housing Policy Forum #3 (Jan. 8, 2019, 5:30-7:00 pm)

After a brief introduction, the forum will proceed to public testimony on one-way leases, business license requirements and enforcement of the upcoming property maintenance code. Concurrently, there will also be breakout sessions on specific topics listed below. At 6:30 pm, the breakout groups will return to the Council Chambers for reports from the breakout groups, potentially further public testimony and closing comments. There will be separate sign up sheets for each of the three public testimony topics. Speakers will be chosen by alternating between landlord/property manager and tenant perspectives on each issue with a priority being given to people who have not yet spoken that evening.

I. Council Chambers: Public Testimony (5:30 to 6:30 pm):

A. Ending One-Way Leases

1. Would end the practice of allowing landlords to retain a deposit if a tenant leaves early while also allowing the landlord to raise the rent during the term of the agreement.

B. Business License Requirement for Renting Non-Owner-Occupied Buildings

1. State law defines "doing business" to include the renting out of real property - real estate rental is therefore a business subject to business licensing. However, although the City of Spokane has adopted a model business licensing ordinance, the City is not currently enforcing that provision. The Association of Washington Cities has

published a model business licensing ordinance containing that threshold language, available at: <https://wacities.org/docs/default-source/event-materials/annualconference/37preparestreamlinebuslicensehandout.pdf?sfvrsn=2> (June, 2018).

2. Registration would follow state law, and business registration would inform the City as to where all non-owner-occupied rentals were located.

3. A less costly and more easily administered alternative to creating a landlord registry.

C. Property Maintenance Code

1. The City Council will soon consider a proposed property maintenance code.

2. What is the most effective and equitable way to enforce and pay for enforcement?

II. Council Briefing Room: Brainstorming(5:40 – 6:30 pm)

A. Uniform Application Program

B. Fair Chance Issues

III. Council Briefing Room Annex: Brainstorming (5:40 – 6:30 pm)

A. Enforcement of Right to be Free from Retaliation

B. Tenant’s Rights to Organize tenant’s associations

IV. Council Lounge: Brainstorming (5:40 – 6:30 pm)

A. Design and Delivery of Tenant and Landlord Education

V. 6:30 pm: Breakout groups return to Council Chambers and report on discussions.