

#LRM 060121C

City Clerk



## LEGISLATIVE REQUEST MEMORANDUM

*Request new legislation, or request staff resources be allocated to issues not included in current budget, City Work Program, or department work plans.*

Title: Eviction Zero Campaign & Possible Long-Term Tenant Protection Legislation

Date: May 26, 2021

Requesting  
Councilmember: City Manager Initiated

Department(s)  
Assigned: PCS, CMO

### REQUEST SUMMARY

*A clear, concise description of the issue(s) to be addressed, and why the City should be involved.*

The issues to be addressed:

1. State rental eviction moratorium will end this summer, possibly on June 30, 2021:
  - a. Before the new tenant protections passed during the recent state legislative session will be in place,
  - b. Before most of the federal, state and county rental assistance becomes available and
  - c. Before most people economically impacted by the pandemic have recovered.
2. Despite the significant new tenant protections adopted by the State, there are gaps that could be addressed by City legislation that would prevent evictions in the short and long term.
3. Landlords need fiscal support after over a year with significantly reduced rental income during the moratorium.
4. A well-crafted "Eviction Zero" City initiative can avoid an increase in homelessness and traumatic disruption to low-income families and can help both landlords and tenants.

### BENEFITS

*Preliminary potential benefits of the proposal.*

Preventing evictions through an "Eviction Zero" plan benefits the community in the following ways:

1. Reduces the amount of long-lasting social, emotional and economic trauma that is experienced as a result of eviction and homelessness or geographic displacement.
2. Prevents the growth of a public health crisis that will result from more unsheltered neighbors.
3. Continues fulfilling Kirkland's commitment to housing for all residents and being a safe, inclusive and welcoming community where everyone can thrive.
4. Landlords who depend upon their rental income can recover revenue and feel supported by the City and the community.

Strengthening tenant protections beyond the pandemic will provide more housing stability for those living at the margins of society which benefits the community as a whole while still allowing landlords to make a living.

### IMPACTS

*Preliminary potential impacts of the proposal.*

1. To ensure that all tenants and landlords know about the Eviction Zero Campaign, significant staff time will be needed to provide outreach and education and to connect landlords and tenants to federal, state and county rental assistance. Local funding will likely be needed.
2. Tenant protections that go beyond addressing the eviction moratorium and the pandemic will require increased staffing capacity to provide education and enforcement of any new local legislation.

## COUNCIL VISION AND GOALS

*Check all that apply.*

✓	Inclusive and Equitable Community		Attainable Housing
✓	Vibrant Neighborhoods		Financial Stability
✓	Community Safety	✓	Sustainable Environment
✓	Supportive Human Services		Thriving Economy
	Balanced Transportation		Dependable Infrastructure
	Abundant Parks, Open Spaces, and Recreational Services		

## EQUITY

*Preliminary discussion on how the proposal may impact diversity, equity, and inclusion.*

Renters at risk of eviction are disproportionately people of color. While we do not have complete data for the City, the racial/ethnic breakdown of households served by the 2020 CARES Act rental assistance program provides evidence that this is true in Kirkland. While the City of Kirkland is approximately 75% white, approximately 65% of the recipients of the rental assistance were people of color. Previously stated trauma and devastation resulting from evictions will be experienced by people of color, immigrants and families with children. Once evicted, remaining in Kirkland will be very difficult. Because most of those who would be evicted are people of color, the city's vibrancy that comes from racial diversity will be reduced.

## STAKEHOLDERS / OUTREACH

*Preliminary potential stakeholders impacted and outreach to be considered.*

An Eviction Zero Campaign is built on a win-win-win concept focused on using ARPA funds for rental relief. Landlords receive owed rent, renters remain housed, and the larger community avoids the impacts of a more extensive homelessness crisis or geographic displacement. Because the financial impact can be covered by ARPA funds, not limited general funds, targeted outreach to renters and landlords is the primary need.

Council would likely want to hear from renters, landlords and the community at-large regarding implementing tenant protections that address longer term issues.

## RESOURCES AND BUDGET

*Preliminary potential staff resources needed and whether current staff and budget authority could accommodate the request.*

1. CAO Staff time to write potential eviction moratorium and additional tenant protection legislation. Assume current CAO FTE could incorporate this work. Human services staff is available to assist with research as needed. Model ordinances exist.
2. Dedicated resources in the Human Services Division to conduct community outreach to both renters and landlords and connect them with federal, state and county rental assistance. PCS staff and a Recovery Intern could provide the needed support through the summer and fall.
3. Kirkland local ARPA funding be reserved, but not immediately dispersed, for rental assistance. At this time there is no way to know how much rental assistance will be needed to make all renters and landlords whole. Many people will be served by the King County Eviction Prevention and Rental Assistance Program, but not everyone will qualify.

## OPTIONS

*Potential options or alternatives that could be evaluated.*

**Option A:** Council requests Eviction Zero Campaign be brought to June 15, 2021 Council meeting for deliberation. A detailed memo describing Eviction Zero, necessary legislation to enact an Eviction Moratorium in Kirkland through December 31, 2021, and ARPA funds for rental assistance would be the likely deliverables brought to the Council on June 15 for discussion and possible action.

**Option B:** Council supports **Option A**, and also requests additional tenant protection legislation and supporting materials be brought to the June 15, 2021 meeting for discussion and possible action.

**Option C:** Council supports **Option A** on June 15, 2021 and requests city staff to bring back potential additional tenant protection legislation on June 15 or a future meeting, with plan to conduct public outreach on those proposals. Discussion and possible action would follow the outreach.

## ADDITIONAL CONSIDERATIONS

*Check all that apply.*

✓	Legal analysis required
✓	Fiscal analysis required
✓	Legislative change required
	State or federal change required
	Other (please explain):

▪Department Director responsible for acquiring Finance and Legal approval before submitting to City Manager.

APPROVALS	INITIAL	DATE
Finance Department		
Legal Department		
Department Director		
Submit to City Manager	KT	5/27/21