




DRAFT RENTER PROTECTIONS ROADMAP

Phase
 I = Past Action
 II = Additional research by 11/1/22
 III = Additional research by 2/1/23

Impact Scale
 = Regular
 = Partial

Keeping People Housed
Components of Rental Affordability
Housing Racial Equity

PHASE	RECOMMENDATION	ACTIVITY	IMPACT			FUNDING	HOW TO IMPLEMENT	ENFORCEMENT
I	Fund a rental housing navigator position; expand and manage rental housing data collection; code enforcement of the protections; and other tenant support services, such as a tenant hotline and eviction diversion; all with funds from an increased Rental Housing Code annual door fee. The housing navigator will also assist with solutions and support for a) ex-offenders and other classes of people with similar challenges struggling to qualify for rental housing and b) rental housing that is accessible and usable by persons with disabilities.	Support Services				Revenue Backed	Code Amendment to expand use of fee; Administrative Order to increase fee	Complaint driven, code enforcement, collection procedures
	Require landlords to itemize and photo document property condition at move-in and move-out, and to itemize and photo document withholdings from security deposit. The tenant shall receive copies.	Move In/ Move Out					Code Amendment	Complaint driven, code enforcement
	Require landlord, at tenant written request, to provide rental history (reference) for a tenant who has not yet given notice.	Move In/ Move Out					Code Amendment	Complaint driven, code enforcement
	Require landlords to distribute, together with any written rental agreement, a tenant educational information document regarding terminations. The City will be responsible for creating, updating, and posting the educational material. At a minimum the rental housing code, including tenant protections, will be included.	Move In/ Move Out					Code Amendment	Complaint driven, code enforcement
	Cap application and screening fees at \$10.	Application					Code Amendment	Complaint driven, code enforcement
PHASE II FEASIBILITY ANALYSIS UNDERWAY								
II	Limit landlords to charging deposit (combination of security, cleaning, and last month deposits) with a max of 2 times the monthly rent, not including pet deposit.	Application				Additional research to be presented to Council before 11/1/2023		
	Require Landlords to process applications in the order received (first-come, first-served).	Application						
	Displacement prevention assistance for legal no cause evictions, substantial changes in the lease, or substantial increases in the rent by the landlord.	Support Services						
PHASE III REQUIRES FEASIBILITY ANALYSIS								
III	Prohibit landlords from: a) including medical or education debt when evaluating an applicant's income vs. expense and b) using a mandatory credit score of above 500. (9,10 need to be considered together).	Application				Additional research to be completed by 2/1/2023		
	Loosen minimum monthly gross income screening standards. (9,10 need to be considered together).	Application						
	Local prevention of, or moratorium on, no cause evictions.	Support Services						

*Phase I ordinance items were approved on July 11, 2022 and became effective on August 13, 2022.