

District: 5

Position: 1

1. Do you have any experience owning or managing rental housing? Yes No

1a. If you responded "Yes", please describe your experience

Our family currently rents a home in Gig Harbor, and growing up we rented a neighboring house and an ADU that was converted from a horse barn on our back property.

2. Adoption of Rent Control - 31 states including Washington State, ban the local adoption of rent control (see RCW 35.21.830).

Do you support the current state pre-emption on local rent control? Yes No

Would you oppose modifying state law to create a statewide rent control bill? Yes No

Why or Why not?

I really couldn't say it better than The Seattle Times did in [this article from January 18, 2018.](#)

2a. **If you responded "No" to one or both parts of question two**—please list three existing U.S. "rent control" programs resulting in long-term, substantial improvement in housing affordability and accessibility.

4. Landlord-Tenant Laws - The Residential Landlord-Tenant Act is the state policy for regulating the relationship between rental owners and tenants (see RCW 59.18). Increasingly, different cities have created different rules for how much notice is required for a rent increase, when/how a tenancy may be terminated at the end of a lease term, and other issues. Do you support uniformity of rental owner-tenant laws as the State law? Yes No

Do you oppose a state law for Just Cause Eviction (reason that is the dominant motive for pursuing the eviction)? Yes No

Why or why not?

Regulatory burdens are having an increasingly high cost on small and medium businesses within Washington state and the Legislature should be doing everything within its power to promote consistent standards across municipalities to streamline compliance. I have promoted this for business licensing requirements, and landlord-tenant laws are a logical extension.

5. Tenant Screening - In 2016, RHAWA and tenant groups agreed to a compromise bill requiring owners to state in their public rental criteria whether or not they will accept a tenant-provided screening report. This was the second legislative compromise the rental housing industry made in a 5 year period related to "portable screening reports" to ensure that tenants are well-educated prior to applying and paying for a screening.

RHAWA supports common sense legislation which ensures fair access to, and choice of, screening information, but has fundamental concerns with mandating acceptance of tenant-provided reports, including:

- Non-uniformity tenant screening reports, and many owners require different screening data.
- A tenant-provided screening report may contain stale information relative to the time the report was obtained, versus when it was presented to the rental owner.
- Mandating owners' acceptance of tenant-provided screening reports creates a rental application environment without commitment from the tenant/applicant.

Do you oppose legislation requiring rental owners to accept tenant-provided screening reports? Yes ___ No

Why or why not?

Quality standards are necessary to maintain an objective and thoughtful screening process for potential tenants, and tenant-provided reports bring into question the accuracy and integrity of the background checks.

6. Public Records Access - Over the past several years, legislation has been introduced by tenant advocates seeking to preclude a rental owner from receiving screening records detailing unlawful detainers (UD) filed against a tenant – usually for failure to pay rent or comply with lease terms. Unlawful detainers are the first step in the eviction process, and can provide a rental owner with critical indicators about a tenant's past behavior, which are necessary to make an informed tenant screening decision. The overwhelming number of UD's filed by rental owners do not reach final adjudication because the tenant vacates early or another compromise is reached with the owner. Lack of final adjudication does not mean real legal problems did not exist. The rental housing industry compromised on this issue with tenant advocates in 2016 by passing SB 6413, which allows UD's to be sealed only when the tenant prevails in court or the tenancy was reinstated.

Do you believe UD records should be open public record in all circumstances unless tenant prevails? Yes ___ No

Why or why not?

Rental owners need access to any and all information that is relevant to an applicant's ability to honor the terms of their contract.

7. Homelessness - Describe your priorities for addressing homelessness?

Areas of Puget Sound are experiencing some of the highest growth in the nation, and our supply of housing is currently unable to keep up with the increasing demand. Instead of promoting policies to develop more housing units, the Seattle city council is [killing micro-housing](#) and other low-cost options for residents. I would repeal these measures.

8. Housing Affordability - What four policies would you offer or support to help address the housing affordability problems faced both in dense metro areas, as well as across the State?

- 1. Bring back micro-housing (congregate housing, rooming houses, small-efficiency dwelling units)**
- 2. Bring back ADUs (in-law apartments, backyard cottages)**
- 3. End occupancy limits (roommates welcome) & restrictions on short-term rentals (Airbnb)**
- 4. Revisit exclusionary zoning practices (54% of Seattle land is zoned single-family)**

Please return a copy of this questionnaire to [Heather](#) Pierce, Deputy Director of Government Affairs at hpierce@rhawa.org.

9. Private vs Public housing solutions – What roles do you believe private and public housing providers play in creating and sustaining housing affordability?

Private housing solutions have proven to be much more effective at increasing supply of affordable housing ...and at a much lower cost per unit.

10. Landlord-Tenant support services – Would you support a statewide “landlord liaison project” (a locally administered program designed to help tenants access resources) which provides safeguards and support services for rental owners who rent to tenants who may have difficulty finding a unit due to a criminal record, or rental history? Yes ___ No

If yes, how would you envision such a program functioning?

I would expect that it would work like a “high-risk pool” for people difficult to insure. We could provide a central clearinghouse where prospective tenants having difficulty finding housing could shop for offerings.

11. If offered an endorsement by RHAWA, would you like RHA to endorse your candidacy? Yes ___ No