



DEMOCRATS

30TH DISTRICT ☆ WASHINGTON

30th District Democrats
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Resolution in support of a Rental Inspection Ordinance

WHEREAS, the 30th District Democrats recognizes that the preservation of existing rental housing stock is of tremendous importance. Rental housing provides needed, affordable housing for many and is a valuable asset that must be preserved and maintained. Federal Way has a significant interest in ensuring that rental housing remains a safe and desirable housing option for its citizens

WHEREAS, there is a significant need for tenants to be able to obtain needed repairs within their household. There exists in Federal Way, substandard and unsanitary residential buildings and rental housing units whose conditions violate state and local building, housing, and safety Codes and ordinances. Property owners may be unaware of some hazardous conditions or may choose not to make the necessary repairs due to costs.

WHEREAS, substandard and unsanitary residential buildings and rental housing units disproportionately impact communities of color, immigrant communities, seniors, people with disabilities, and families with low-incomes,

WHEREAS, substandard and deficient rental housing units are unfit or unsafe for human occupancy and their conditions jeopardize the health, safety, and welfare of their occupants and of the public. Substandard housing conditions pose a particularly acute risk to young children (from lead poisoning or asthma attacks from mold and other airborne irritants), seniors, people with disabilities, and people with chronic illnesses.

WHEREAS, deteriorating and substandard buildings and dwelling units also threaten the physical, social, and economic stability of neighboring structures and surrounding neighborhoods and the community as a whole. By ensuring that landlords are aware of poor conditions before they worsen, proactive inspections encourage preventative maintenance, which is more cost effective than deferred maintenance, and thereby helps landlords to maintain their properties. Proactive rental inspection programs can ensure that properties don't become blighted, thereby preserving neighboring property values and the local tax base.

WHEREAS, public interest demands that all rental housing properties comply with the minimum standards regarding the health and safety of the public. The most effective way to seek universal compliance with the minimum standards is through routine, periodic inspections of all rental housing properties. Accordingly, it is the intent of the 30th District Democrats to encourage the Federal Way City Council to enact the provisions of this Chapter to establish a rental housing inspection program to secure compliance of rental housing properties with minimum standards. Compliance will reduce blight and help to ensure that all persons who live in rental housing units are provided decent, safe and sanitary housing.

THEREFORE, BE IT RESOLVED that the 30th Legislative District Democrats encourages the passing of an appropriate Rental Inspection Ordinance by the City Council of the City of Federal Way, Washington.

THEREFORE, BE IT RESOLVED that the 30th Legislative District Democrats encourages the creation and passage of appropriate legislation for a statewide Rental Inspection Ordinance by the legislators of the 30th LD.

To be forwarded to the Federal Way City Council and all 30th LD State Legislators as appropriate.

Approved on March 6, 2019 by the 30th District Democrats.

Allison Fine Taylor

Allison Fine Taylor, Chair