

**From:** [Susan Chang](#)  
**To:** [City Council](#)  
**Subject:** [EXTERNAL] Study item 8(a) agenda comment  
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Dear Shoreline City Council,

I'm writing with thoughts on Study Item 8(a) Discussion of Tenant Protection Regulations. My husband and I are residents of Shoreline; however, we are small landlords in Seattle, and thus have experience with the myriad of rental regulations enacted there over the years.

Our experience in Seattle is that rental regulations have been implemented without housing providers, particularly small ones, at the table. With each regulation that has passed, providing housing in Seattle has become more expensive, time-consuming, and risky. For many small landlords, our rental property is one our biggest investments. The ability to hold on to our investment and essentially run a small business relies on rents paid on time by the tenants, tenants that take care of their spaces and notify us when items need repair, and good relationships between the housing provider and tenants.

The increase in regulations has made providing rental housing in Seattle so risky that last year, Seattle lost about 3,100 rental properties (containing about 10,000 rental units).

See <https://www.king5.com/video/news/local/seattle/data-suggests-seattle-is-losing-rental-properties-as-small-landlords-are-leaving-the-city/281-b95d6a76-c206-41ac-a49c-ac205f5eb092> and <https://mynorthwest.com/3427627/seattle-loses-nearly-3000-rental-properties-in-less-than-a-year/>.

I ask that if you decide to take up tenant protection legislation, please include the Rental Housing Association of Washington (an organization of independent housing providers) as a stakeholder. Many of the items being considered tonight have the opposite of the intended effect.

Sincerely,  
Susan Chang  
Shoreline resident