

CODE

**CITY OF REDMOND
ORDINANCE NO. 2645 (AM)**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING RMC CHAPTER 6.38, PROHIBITING THE REFUSAL TO RENT A DWELLING UNIT SOLELY ON THE BASIS THAT A TENANT PROPOSES TO RENT PURSUANT TO A SECTION 8 HOUSING VOUCHER OR CERTIFICATE, AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, access to affordable housing is consistently identified as the greatest barrier to families and individuals being able to build or rebuild a solid foundation; and

WHEREAS, the Section 8 voucher program is a program of the federal government which assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market; and

WHEREAS, it has come to the attention of the Redmond City Council that some property owners in Redmond may refuse to rent to tenants proposing to utilize a Section 8 voucher or certificate; and

WHEREAS, after holding a public hearing, the Redmond City Council has determined that prohibiting the refusal to rent a dwelling unit solely because the tenant proposes to do so using a Section 8 voucher or certificate will further the City's policies on affordable housing and promote the public health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of Chapter. RMC Chapter 6.38,
Refusal to Rent Based Solely on Section 8 Voucher or Certificate Request Prohibited, is hereby adopted to read as follows:

Chapter 6.38
REFUSAL TO RENT BASED SOLELY ON SECTION 8 VOUCHER OR CERTIFICATE REQUEST PROHIBITED

Sections:

6.38.010 Purpose.
6.38.020 Prohibitions.
6.38.030 Exceptions.

6.38.010 Purpose.

(A) The Redmond council finds and declares that practices of housing discrimination against any persons on the basis of participation in the Section 8 program constitute matters of local concern and are contrary to the public welfare, health, peace and safety of the residents of Redmond.

6.38.020 Prohibitions.

(A) No person shall refuse to rent a dwelling unit to any rental applicant solely on the basis that the applicant proposes to rent such unit pursuant to a Section 8 voucher or certificate issued under the Housing and Community Development Act of 1974 (42 USC 1437(F)); provided this section shall only apply with respect to a Section 8 certificate if the monthly rent

on such residential unit is within the allowable rent as established by the Department of Housing and Urban Development. "Dwelling unit" shall have the meaning set forth in RZC 21.78.

6.38.030 Exceptions.

(A) Nothing in this chapter shall:

(1) apply to the renting, sub-renting, leasing, or subleasing of a single-family dwelling, wherein the owner or person entitled to possession thereof maintains a permanent residence, home or abode;

(2) be interpreted to prohibit any person from making a choice among prospective purchasers or tenants of real property on the basis of factors other than participation in a Section 8 program;

(3) prohibit a religious organization, association, or society, or any nonprofit institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association, or society, from limiting the sale, rental, or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons, unless membership in such

religion is restricted on the basis of race, color, or national origin;

(4) be construed to prohibit treating disabled persons more favorably than persons who are not disabled;

(5) be construed to protect criminal conduct; and


(6) prohibit any person from limiting the rental or occupancy of a dwelling based on the use of force or violent behavior by an occupant or prospective occupant, including behavior intended to produce or incite imminent force or violence to the person or property of the owner, manager, or other agent of the owner.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 7th day of
February, 2012.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: February 1, 2012
PASSED BY THE CITY COUNCIL: February 7, 2012
SIGNED BY THE MAYOR: February 7, 2012
PUBLISHED: February 13, 2012
EFFECTIVE DATE: February 18, 2012
ORDINANCE NO. 2645 (AM)

ADOPTED 7-0: Allen, Carson, Flynn, Margeson, Myers, Stilin and Vache