



# WORK SESSION AGENDA ITEM SUMMARY

City Council

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## STAFF

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## SUBJECT FOR DISCUSSION

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**Occupancy Engagement Discussion.**

## EXECUTIVE SUMMARY

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The purpose of this work session item is to seek Council feedback regarding next steps for community engagement regarding the Occupancy Ordinance.

## GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

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1. Do Councilmembers have feedback on the engagement plan?
2. What additional information do Councilmembers need to inform their policy decision?

## BACKGROUND / DISCUSSION

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The City has had an adopted occupancy ordinance since 1963. The current version of the City's occupancy ordinance limits occupancy of residential dwellings to a family of any size plus one additional unrelated occupant, or to no more than three unrelated occupants. Active enforcement began in 2005 when violation of the Ordinance was classified as a civil infraction. Since then, Council has had several in-depth conversations about occupancy and nuisance regulation as part of the community dialog about neighborhood livability. The City's Housing Strategic Plan, formally adopted in March 2021, addressed how the occupancy ordinance limits housing options and poses challenges related to fair housing compliance. A Rental Housing Task Force was formed to explore rental housing registration and discuss options for changing the occupancy ordinance. Council discussed occupancy regulations on August 23, 2022, and different occupancy options were discussed on May 9, 2023.

Throughout these conversations there was not a strong consensus among residents.

The current effort will include:

- Review options considered through the Rental Registration and Rental Housing Task Force process.
- Review previous studies and analysis.
- Re-engage the internal Occupancy Core Team with staff from Neighborhood Services, Zoning, Parking, and Building Services.

- Consider outreach methods, including an Advisory Group with members recommended by Council.

The goal of engagement will be to avoid binary options and instead focus on potential options and tradeoffs that consider various methods, including regulations by bedroom, number of adults, square footage, zone districts, etc.

## **NEXT STEPS**

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Analyze options and consider the formation of an Advisory Group.

- If an Advisory group is formed, consider internal or external facilitation.

## **ATTACHMENTS**

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1. Project Plan and Engagement Summary
2. Work Session Summary, May 9, 2023
3. Presentation