June 3, 2020

Dear property owner/manager,

Please be advised that on 6/2/2020, Governor Inslee announced amendments to Proclamation 20-19.1. Proclamation 20-19.2 amends the previous proclamations, 20-05, 20-19 and 20-19.1 regarding evictions and rent increases. The guidance that we received makes it necessary that we contact you today and provide you with a revision to the information contained in the previous letter sent to you on 5/12/20. In that letter, we stated that the above Proclamation included an amendment pertaining to increases in rent. As stated in the Proclamation:

- **Landlords, property owners, and property managers are prohibited from increasing, or threatening to increase, the rate of rent for any dwelling, parcel of land occupied as a dwelling. Except as provided below, this prohibition also applies to commercial rental property if the commercial tenant has been materially impacted by the COVID-19, whether personally impacted and is unable to work or whether the business itself was deemed non-essential pursuant to Proclamation 20-25 or otherwise lost staff or customers due to the COVID-19 outbreak. This prohibition does not apply to commercial rental property if rent increases were included in an existing lease agreement that was executed prior to February 29, 2020 (pre-COVID-19 state of emergency).**

Since the proclamation states that the amendments are effective immediately (4/16/20) and remain in effect until August 1, 2020, the housing authority must inform you that all rent increases previously received by the housing authority with an effective date of 5/1/20-10/1/20 are hereby rescinded at this time. In order to both comply with the effective dates of the proclamation, and to ensure proper notice of the increase to the tenant, we must request that you resubmit any previously submitted rent increases that had effective dates between 5/1/20 and 10/1/20. However, we will not be able to accept an increase request until the date of 8/2/20. Furthermore, that request must still be received 60 days in advance of the desired effective date of the increase. Therefore, the earliest that the housing authority can approve a requested increase would be for an effective date of 11/1/20.

Please be advised that if you have previously provided written notice to any subsidized tenant regarding a rent increase that was, or would be, effective from 5/1/20 to 10/1/20, we are requiring that you notify the tenant in writing, if you have not already done so, and inform them that the notice they received has been rescinded. In addition, please inform your tenant that any increase in rent that they have paid for the month of May will be credited or refunded to them accordingly, if applicable. Should further proclamations be issued which extend the effective date of this amendment, the housing authority will send out a revision to this notice with updated information.

If you have questions or need assistance, please contact our inspection team at inspectionteam@spokanehousing.org, our landlord liaison, Daniel Klemme, at dklemme@spokanehousing.org, customer service at customerservice@spokanehousing.org, or myself at aliberman@spokanehousing.org.
On behalf of the Spokane Housing Authority, I would like to say that we very much value your participation in our housing programs and we thank you for providing the affordable housing that is so critical to the success and stability of our voucher holders. I would also like to express our gratitude for your patience and understanding while we all do our best to navigate through these unprecedented times.

Sincerely,

Alex Liberman
Director of Housing Assistance Programs