

2019 - 2020 Seattle City Council Statement of Legislative Intent

Ready for Notebook

Tab	Action	Option	Version
33	7	A	1

Budget Action Title: SDCI and OH report on tools to support tenants facing displacement

Ongoing: No

Primary Sponsor: O'Brien, Mike

Councilmembers: González; Herbold

Staff Analyst: Aly Pennucci

Date	Total	BC	SB	TM	LG	BH	LH	RJ	DJ	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

Statement of Legislative Intent:

This Statement of Legislative Intent requests that the Seattle Department of Construction and Inspections (SDCI) and the Office of Housing (OH) research and identify options to support lower-income renters facing displacement beyond the support provided through the City's existing Tenant Relocation and Assistance Ordinance (TRAO). Specifically, SDCI and OH should consider the following¹:

- Raising the income-levels to qualify for relocation assistance;
- Increasing the amount of relocation assistance provided to low-income tenants to provide sufficient funds to cover the full relocations costs;
- How to qualify low-income individuals in shared households. Current, low-income individuals in a shared-living situation are considered a single household and often don't qualify for support under TRAO;
- How to support and provide financial assistance when displacement occurs from evictions, such as economic evictions, in addition to evictions associated with demolition and redevelopment of properties;
- Other tools beyond TRAO that will provide both financial assistance and tools to help displaced tenants to stay in their communities.

¹Note that some of these items may require changes to the State's Residential Landlord-Tenant Act

The SLI response should include recommendations on:

- How to strengthen our existing TRAO legislation;
- How to provide additional resources as needed to ensure needs are met;

- What changes the City can advocate for at the state level to address the issue in coordination with the Office of Intergovernmental Relations;
- Potential revenue sources for a new displacement voucher program;
- Programmatic options to support displaced renters to stay in their neighborhoods;
- Strategies to simplify the application and approval process for renters; and
- Any additional strategies or policies identified by the departments.

Background

In June 2017, Council passed [Resolution 31754](#) by which the City committed to consider investments that “Support for displaced renters or those at risk of displacement, beyond the provisions of the Tenant Relocation Assistance Ordinance, such as financial assistance and case management supports to help people stay in their current homes or to secure housing in the C/ID upon eviction.” The limitations of the existing TRAO program continue to be a barrier for renters across the city. No recommendations have been submitted to Council around this issue following adoption of Resolution 31754.

SDCI is requested to submit a report to the Chair of the Human Services, Equitable Development, and Renters Rights Committee, and to the Executive Director of Council Central Staff, by July 1, 2019.

Responsible Council Committee(s): Human Services, Equitable Development, and Renter Rights Committee

Date Due to Council: July 1, 2019