

**Proposed Changes to the Tenant  
Relocation Assistance Ordinance  
(TRAO)**

# TRAO background

- 1990 - Seattle passes TRAO, authorized under RCW 59.18.440.
- TRAO provides relocation assistance to tenants who are displaced due to the demolition, substantial rehabilitation, or change of use of residential property, or upon the removal of use restrictions in an assisted-housing development.
- Tenants receive \$3,255 in financial relocation assistance if they earn 50% or less of Area Median Income (AMI), half paid by the landlord and half by the City.

Income Limits						
Family Size	Percent of Area Median Income					
	30%	40%	50%	60%	65%	HUD 80%
<b>1 Person</b>	\$18,550	\$24,720	\$30,900	\$37,080	\$40,170	\$44,750
<b>2 Persons</b>	\$21,200	\$28,240	\$35,300	\$42,360	\$45,890	\$51,150
<b>3 Persons</b>	\$23,850	\$31,760	\$39,700	\$47,640	\$51,610	\$57,550
<b>4 Persons</b>	\$26,450	\$35,280	\$44,100	\$52,920	\$57,330	\$63,900
<b>5 Persons</b>	\$28,600	\$38,120	\$47,650	\$57,180	\$61,945	\$69,050
<b>6 Persons</b>	\$31,970	\$40,960	\$51,200	\$61,440	\$66,560	\$74,150
<b>7 Persons</b>	\$36,030	\$43,760	\$54,700	\$65,640	\$71,110	\$79,250
<b>8 Persons</b>	\$40,090	\$46,600	\$58,250	\$69,900	\$75,725	\$84,350

- Under TRAO, all tenants also get more time to move, regardless of income.

## ***The Problem:***

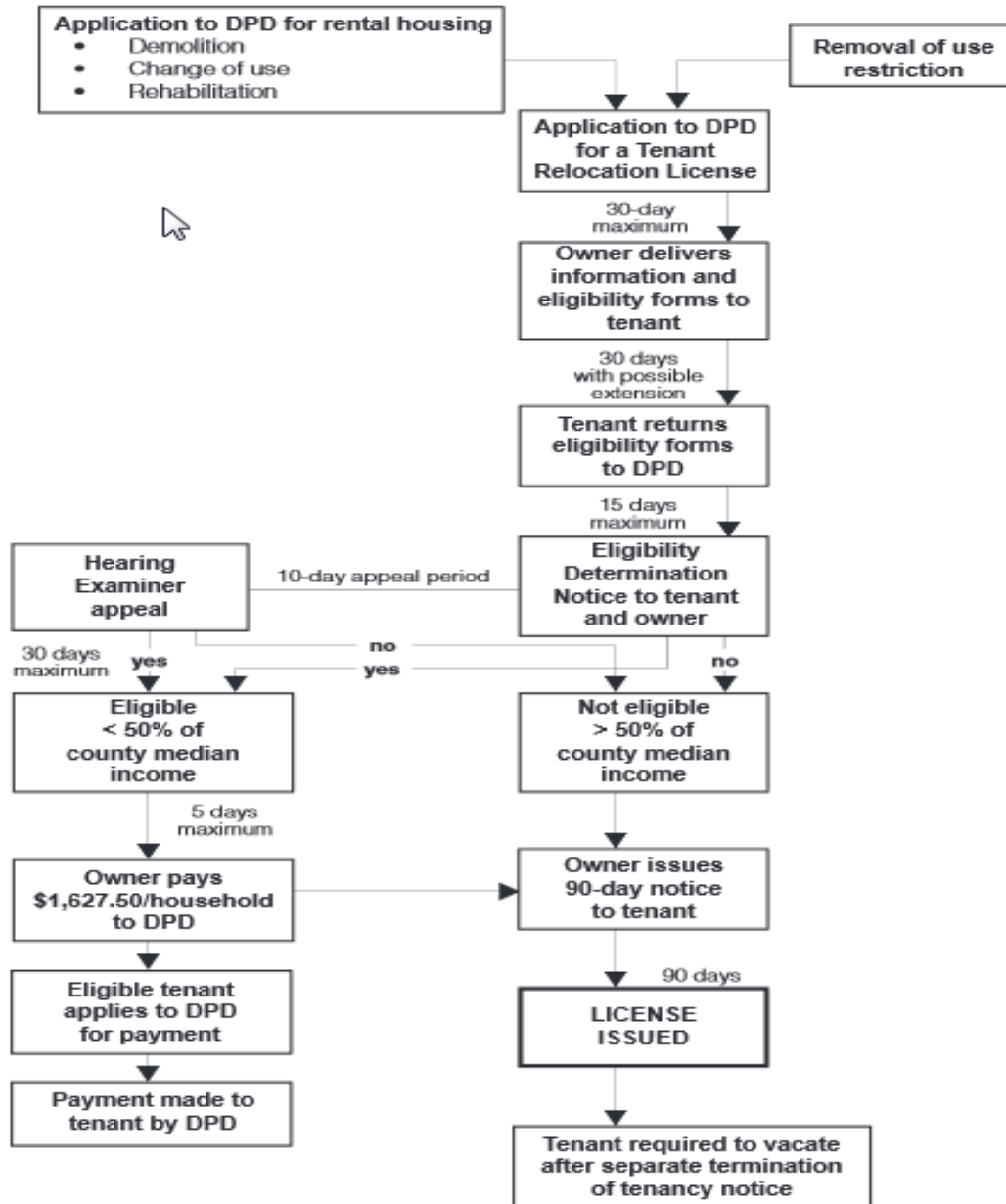
Rent increases displace tenants prior to owner application for a demolition, renovation, or change of use permit from the city, which would trigger TRAO.

Of 166 TRAO applications to DPD in 2014, the majority were for demolition, which demonstrates TRAO is not being followed for many instances of tenant property renovation activity.

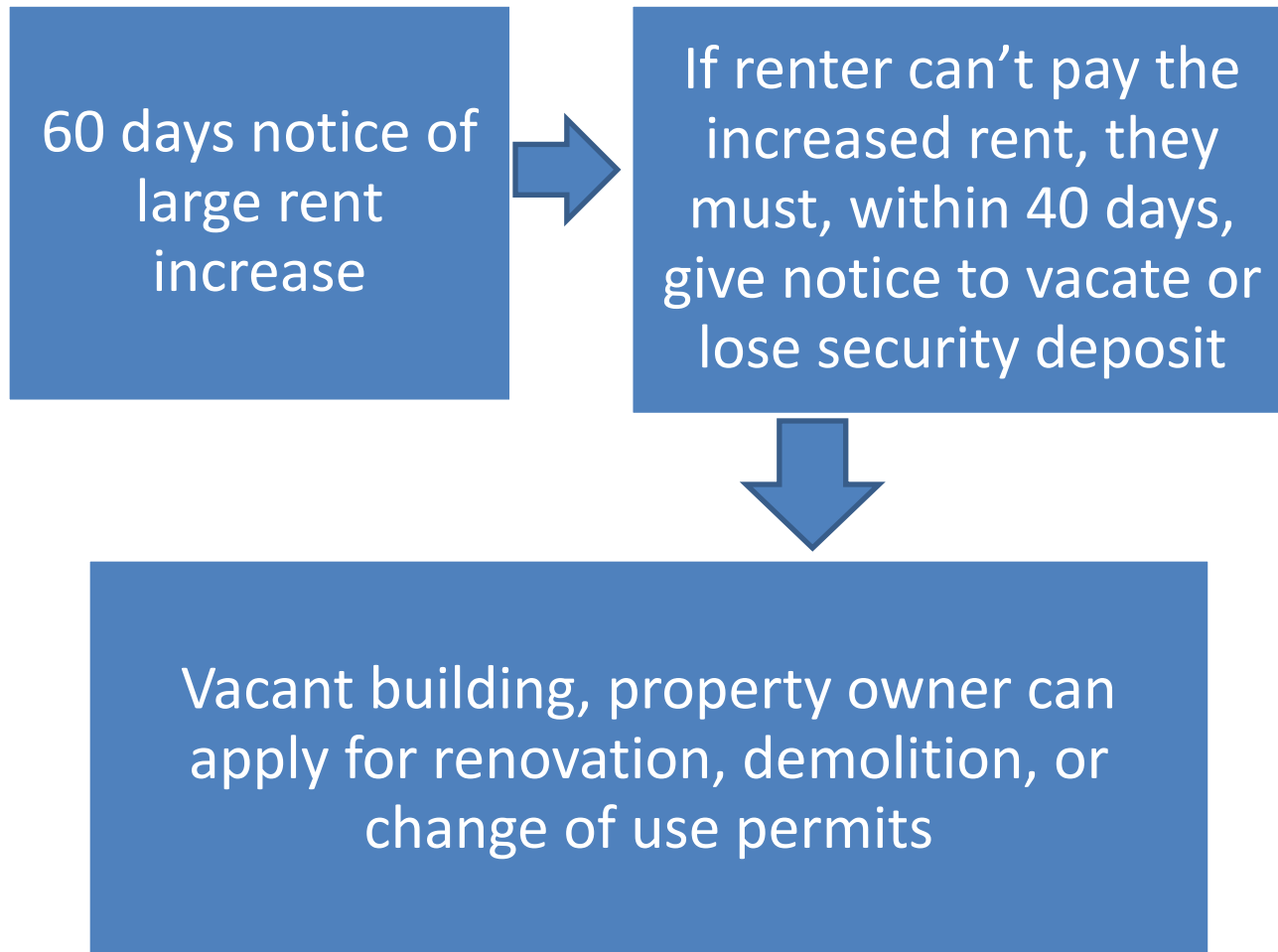
TRAO does not provide for financial assistance or additional notice when tenants are displaced as a result of rent increases.

Tenants displaced due to rent increases prior to renovations are deprived of financial assistance and additional time to move.

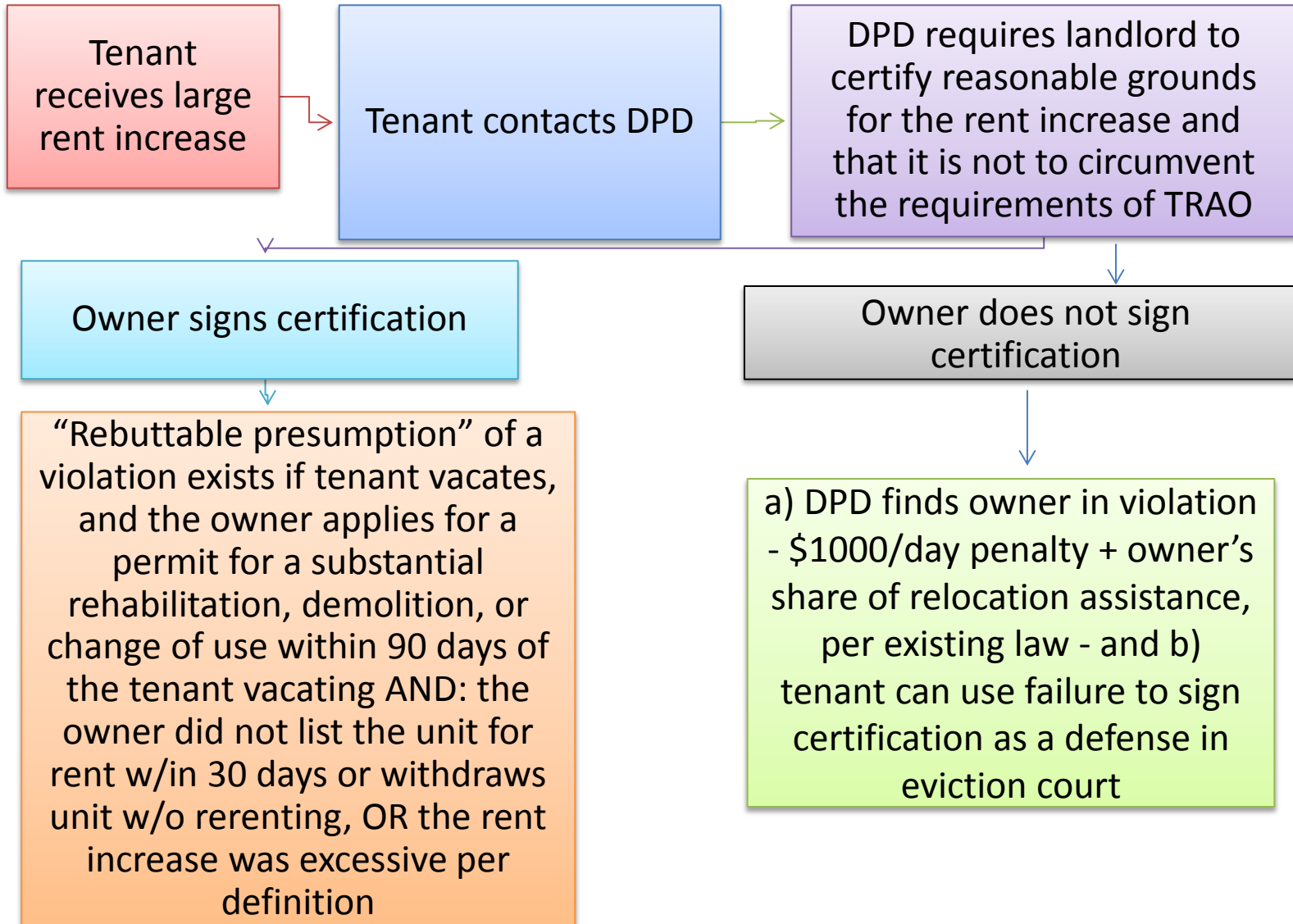
# Tenant Relocation License



# Circumventing TRA0 with Economic Eviction



# Proposed solution



# Additional issues not in current draft

1. **Additional deterrent effect:** A. Clarify that landlord certifying no intention to rehabilitate the apartment and subsequently in violation may not acquire a building permit for 180 days without a relocation permit and payment of penalties. B. define “start of violation” to be equivalent to the earliest date the landlord should have applied for a relocation license, triggered by rent increase or termination notice
2. **Redefine "substantial rehabilitation:"** Currently limited to work requiring a building, electrical, plumbing or mechanical permit, and exempts work that costs \$4,000 or less in a six month period per unit, as well exempts as other work including replacing kitchen cabinets, patio work, paneling or other surface work.
3. **Use authority granted in State Law (RCW 59.18.440 ):** Grant tenants rights to Hearing Examiner hearings with respect to unlawful detainers related to relocation.