

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to relocation assistance for economically displaced tenants; requiring the payment of economic displacement relocation assistance to households that are vacating a housing unit after receiving notice of a rent increase of ten percent or more or of less than ten percent where the cumulative effect for the household's tenancy is ten percent or more; and adding a new Chapter 22.212 to the Seattle Municipal Code.

Summary and background of the Legislation: This legislation is intended to assist tenants who move to a new housing unit with the costs of relocation (ie. first and last month's rent, security deposits, etc.) when they leave their current housing unit because the rent will increase ten percent or more. A landlord would be required to pay three times the amount of monthly housing costs per household for each moving household.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___X___ No

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X___ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

If so, describe the nature of the impacts. This could include increased operating and maintenance costs, for example.

The primary departments impacted by this legislation will be the Seattle Department of Construction and Inspections (SDCI) and the Hearing Examiner.

For SDCI to administer the relocation assistance program, which includes answering calls from tenants and landlords about their new rights; receiving and making determinations about applications; receiving payments from landlords and making payments to household representatives, including refunds, on the timelines set out in the legislation, they will likely need more resources and staffing capacity. The preliminary estimate to set up a new functionality for Accela and associated IT infrastructure to handle applications and payments is \$1.3 million and will likely require between 6 and 9 months to stand up. In addition, to

make determinations and complete applications, as well as ensure sufficient cashier capacity to get funds out the door on the timelines in the legislation, SDCI will need at least 1.5 FTE for a code compliance analyst. Lastly, provision of notices and outreach materials in translated languages as required by the legislation will likely require \$20,000. These estimates are likely to be refined further.

Based on estimating caseload as similar to cases heard under the tenant relocation assistance ordinance, the Hearing Examiner should be able to absorb additional cases with its current capacity. However, if caseloads exceed 10-15 cases annually, they will need to reassess potential impacts on capacity and may require additional resources and staff.

Is there financial cost or other impacts of *not* implementing the legislation?

Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.

If tenants cannot save up the appropriate amount of funds to allow them to move to a different housing unit when their rent increases by ten percent or more, they may fall into homelessness. Increasing the numbers of people experiencing homelessness in Seattle may increase the amount of spending the City does for that purpose.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.).

Yes – SDCI will be administering this program and enforcing it. The Hearing Examiner will be handling appeals. Financial and staffing impacts are described above in the response to Question 3.

b. Is a public hearing required for this legislation?

If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned/required in the future?

No

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.

No

d. Does this legislation affect a piece of property?

If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

No

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged

communities? What is the Language Access plan for any communications to the public?

If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation's impact on certain communities. If any aspect of the legislation involves communication or outreach to the public, please describe the plan for communicating with non-English speakers.

Historically disadvantaged communities are already at a disproportionate risk of housing instability. This legislation will enhance housing stability for renters when they move in response to a rent increase of ten percent or more.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

Please provide a qualitative response, considering net impacts. Are there potential carbon emissions impacts of not implementing the proposed legislation. Discuss any potential intersections of carbon emissions impacts and race and social justice impacts, if not previously described in Section 4e.

No

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

Describe the potential climate resiliency impacts of implementing or not implementing the proposed legislation. Discuss any potential intersections of climate resiliency and race and social justice impacts, if not previously described in Section 4e.

No

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

This answer should highlight measurable outputs and outcomes.

NA

List attachments/exhibits below: