

Amendment 2
to
CB 120173 – Economic displacement relocation assistance

Sponsor: CM Sawant

Removing income requirements for household eligibility for relocation assistance

Amend recitals and Section 1 of CB 120173 as shown:

WHEREAS, rent increases may cause many households to move due to their inability to pay the higher rent; and

WHEREAS, rents in Seattle have been increasing rapidly and vacancies in affordable rental housing are at low levels, making it increasingly difficult for many households to locate rental housing; and

WHEREAS, before moving into a rental unit, landlords typically require that households pay some type of security deposit and other move-in fees; and

WHEREAS, these conditions in the rental market have created a relocation crisis because many households do not have sufficient resources to save money to cover moving expenses; and

WHEREAS, providing economic displacement relocation assistance to households who move following a rent increase of ten percent or more will help households obtain replacement housing and mitigate the impact of the rent increase on the relocation crisis; and

WHEREAS, including an income threshold above which households cannot receive benefits will require submission of proof of income; and

WHEREAS, this type of means testing can be a significant barrier to application even for those who are eligible for assistance; and

Asha Venkataraman

Date: September 27, 2021

Version: 1

WHEREAS, the amount of average rent in Seattle is so high that even those that are not considered low income but are making the average income for a household in the city are often rent-burdened; and

WHEREAS, the Council finds that this ordinance will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

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Section 2. A new Chapter 22.212 is added to the Seattle Municipal Code as follows:

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22.212.030 Criteria for economic displacement relocation assistance

A household representative is entitled to economic displacement relocation assistance if:

- A. A tenant of the housing unit has received a required rent-increase notice;
- B. The household representative complies with the deadlines or extensions in Section

22.212.040; and

C. After receiving the required rent-increase notice but before the rent increase takes effect, the household vacates the housing unit or a member of the household has given written notice to the owner of the date the household intends to vacate the housing unit; ~~and~~

~~D. The household is a low-income household as defined in Section 23.84A.016.~~

22.212.040 Application for economic displacement relocation assistance

A. Within 180 days after a tenant receives a required rent-increase notice or 60 days after the rent increase goes into effect, whichever date is later, the household representative may apply to the Director for economic displacement relocation assistance by submitting an application to the Director on a form approved by the Director. If the household representative fails to submit an application within either 180 days after a tenant in the household receives the required rent-increase notice or 60 days after the rent increase goes into effect, whichever date is later, the household representative is not

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entitled to economic displacement relocation assistance unless the household representative requests, and the Director approves the request for, an extension of time to submit the application. The extension request must explain why the household representative is unable to apply before the expiration of the applicable period. The Director shall approve the extension request if the Director receives it before the expiration of the applicable period and determines that the household representative has good cause for being unable to apply within the applicable period. The Director shall notify the household representative and the owner in writing whether the extension has been approved or rejected. If the Director approves the extension, the household representative will have an additional 60 days after the expiration of the original 180-day or 60-day period, whichever expires later, in which to submit the application.

B. The application shall include:

1. An affidavit identifying the date the household representative's household vacated the housing unit or a copy of the notice the household gave to the owner identifying the date the household intends to vacate the housing unit;
2. A copy of the current rental agreement or, if the tenancy is not subject to a written agreement or the household does not have a copy of it, proof of housing costs for the 12 months prior to the effective date of the required rent-increase notice or for the household's tenancy in the housing unit, whichever period is shorter;
3. Documentation establishing that that rent increase is for ten percent or more or, in combination with all other rent increases taking effect within 12 months prior to the effective date of that rent increase or the household's tenancy in the housing unit, whichever period is shorter, will result or resulted in a cumulative rent increase of ten percent or more; and
4. The number of family and non-family households occupying the housing unit and the names of all members of each household; ~~and~~

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~~5. For the household applying for assistance, the total combined annual income for the previous calendar year, and the total combined income for the current calendar year.~~

Effect: This amendment would remove the requirement that households must be low-income to be eligible for economic relocation assistance. It would also amend the application requirements to remove the requirement to submit income information.