



Residential Relocation Program Brochure

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King County

Department of Natural Resources and Parks

Wastewater Treatment Division

www.kingcounty.gov/wtd

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Introduction

King County DNRP/Wastewater Treatment Division (WTD) needs to acquire real property for many of its projects and programs. This may result in the dislocation of property owners, tenants, and individuals who occupy such real property. The WTD Residential Relocation Program is designed to establish a uniform policy to help minimize any hardships you may experience as a result of your move.

Residential Relocation Assistance Advisory Services

King County WTD will offer to provide relocation assistance advisory services to persons displaced as a result of a King County WTD project or program. KC WTD may choose to offer such services to any person occupying property immediately adjacent to the property where the displacing activity occurs, if King County WTD determines that the displacing activity is causing substantial economic injury to the adjacent property.

Any person, who occupies property acquired by King County WTD, when such occupancy began subsequent to the acquisition of the property, and the occupancy is permitted by a short term rental agreement or an agreement subject to termination when the property is needed for a program or project, will be eligible for advisory services as determined by King County WTD.

For acquisitions and relocations on projects or programs for which federal law applies, each person seeking relocation payments or relocation advisory assistance must, as a condition of eligibility, certify: In the case of an individual, that he or she is either a citizen or national of the United States, or an alien who is lawfully present in the United States and/or in the case of a family, that each family member is either a citizen or national of the United States, or an alien who is lawfully present in the United States. The certification may be made by the head of the household on behalf of other family members.

For residential displacements, the King County Relocation Representative will determine the relocation needs and preference of each person to be displaced. We will explain the relocation payments and other assistance for which you or your tenant may be eligible,

State law provides for certain relocation payments and advisory assistance for displaced persons.

This brochure is designed to answer some of your questions about your relocation entitlement.

Specific information about relocation assistance is contained in the law. While every effort has been made to assure the accuracy of this brochure, it does not have the force and effect of the law. Should any difference or error occur, the law will take precedence.

The law is contained in Chapter 8.26 of the Revised Code of Washington (RCW) and the Washington Administrative Code (WAC) 468-100. For federally-assisted projects and programs, or for those projects or programs that may receive federal assistance in the future, King County WTD shall also comply with USCA Title 42 and 49 CFR Part 24.

the related eligibility requirements, and the procedures for obtaining such assistance. This process will include a personal interview with each person.

A lawful occupant cannot be required to move unless at least one comparable dwelling is made available to you and you have been given written notice at least 90 days prior to the date by which you will be required to vacate the property. In unusual circumstances, an occupant may be required to vacate the property on less than ninety (90) days advance written notice if King County WTD determines that a ninety (90) day notice is impracticable, such as when the person's continued occupancy of the property would constitute a substantial danger to health or safety. Where feasible, housing will be inspected before being made available to assure that it meets applicable decent, safe and sanitary (DSS) standards for replacement houses.

If occupancy of the property beyond the date the County acquires possession is allowed, you will be required to sign a rental agreement and pay rent.



Relocation Advisory Check List

This check list is a summary of the relocation advisory assistance you will receive from King County WTD if you are displaced.

General Relocation Information Notice – As soon as feasible, King County WTD will provide a person scheduled to be displaced with the Residential Relocation Program Brochure containing a general written description of the King County WTD relocation program.

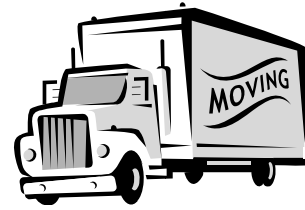
Also, the relocation specialist will personally interview you to:

- 1) Determine any special needs and requirements
- 2) Explain the relocation process and entitlements
- 3) Offer relocation advisory assistance
- 4) Offer transportation if necessary
- 5) Assure the availability of a comparable property in advance of displacement
- 6) Provide a referral to comparable properties
- 7) Provide 90 days notice before the required vacate date
- 8) Supply information about other federal, state, and local programs offering assistance to displaced persons
- 9) Provide counseling to minimize hardship and provide advice as to other sources of assistance that may be available, and other such help as may be appropriate



Moving Payments

If King County WTD determines that the implementation of a project or program will result in the displacement of a person who is dwelling on, or conducting business on, the real property to be acquired, King County WTD will reimburse or make a fixed payment in lieu of reimbursement to the displaced person for certain costs and expenses required to move the individual, business, farm operation, or other personal property, in accordance with the following Procedures.



A displaced person's actual, reasonable, and necessary moving expenses for moving personal property from a dwelling or mobile home may be determined based on the cost of one, or a combination of, the following methods:

	<p>Commercial Move</p> <p>Moves performed by a professional mover. You may be paid for your actual reasonable moving costs and related expenses when the move is performed by a commercial mover approved by King County.</p>
	<p>Self Move</p> <p>Moves that can be performed by the displaced person in one or a combination of the following methods:</p> <p>Fixed Moving Cost Schedule Payment</p> <p>You may choose to be paid on the basis of a fixed moving cost schedule. Payment is based on the Fixed Residential Moving Cost Schedule approved by the Federal Highway Administration and published in the Federal Register on a periodic basis. If you choose this option, you will not be eligible for reimbursement of related expenses – the moving cost schedule is designed to cover such expenses.</p> <p>Actual Cost Move</p> <p>Actual cost move supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the cost paid by a commercial mover. Equipment rental fees should be based on the actual cost of renting the equipment but not exceed the cost paid by a commercial mover.</p> <div data-bbox="552 1612 747 1793"> </div> <p><i>In most cases, reimbursement will be limited to a 50 mile distance. Please do not move before discussing your moving plans with your relocation specialist. You can jeopardize your right to receive relocation assistance entitlements unless you advise King County in advance of moving.</i></p>

Replacement Housing Payments

As soon as feasible, King County WTD will inform you in writing of the specific comparable replacement dwelling and the price or rent used for establishing the upper limit of the replacement housing payment. We will also provide you with the basis for the determination so that you are aware of the maximum replacement housing payment for which you may qualify.

Homeowner Occupants of 180 Days or More

In addition to payments otherwise authorized by us, King County WTD will make an additional payment to persons displaced from a dwelling actually owned and occupied by the displaced person for not less than one hundred eighty (180) days immediately before the initiation of negotiations for the acquisition of the property. The additional payment will be made only to persons who purchase and occupy a decent, safe, and sanitary (DSS) replacement dwelling. This must occur within one year after the date when the person receives final payment from King County for the acquired dwelling or the date when King County's obligations under Washington State Law are met, whichever date is later, unless King County extends this period for good cause. If the period is extended, the payments will be based on the costs of relocating the person to comparable replacement dwelling within one year of the extension date.

The replacement housing payment for an eligible one hundred eighty (180) day homeowner-occupant may not exceed twenty-two thousand, five hundred dollars (\$22,500). This payment is limited to the amount necessary to relocate to a comparable replacement dwelling within one year from the date the displaced homeowner-occupant is paid for the displacement dwelling, or the date such person is initially offered a comparable replacement dwelling, whichever is later.

A one hundred eighty (180) day homeowner-occupant who is eligible for a replacement housing payment but elects to rent a replacement dwelling is eligible for a rental assistance payment. The amount of the rental assistance payment is based on a determination of market rent for the acquired dwelling compared to a comparable rental dwelling available on the market. Under no circumstances would the rental assistance payment exceed the amount that could have been received had the 180-day homeowner elected to purchase and occupy a comparable replacement dwelling.

Tenants and Owner-occupants for 90 days

In addition to payments otherwise authorized, King County WTD may make an additional payment to persons displaced from a dwelling who are not eligible to receive a payment under another section, if the dwelling was actually and lawfully occupied by the displaced person for not less than ninety (90) days immediately before the initiation of negotiations for acquisition of the dwelling.

The replacement housing payment for eligible ninety (90)-day occupants (not less than 90 days occupancy for a tenant and between 90 and 179 days of occupancy for owners) displaced from a dwelling is not to exceed five thousand two hundred fifty dollars (5,250) for a Rental Assistance Payment, or Down Payment Assistance, if such displaced person:(a) Has actually and lawfully occupied the displacement dwelling for at least ninety (90) days immediately before the initiation of negotiations; and (b) Has rented, or

purchased, and occupied a DSS replacement dwelling within one year (unless King County WTD extends this period for good cause) after: (i) For a tenant, the date the tenant moves from the displacement dwelling; or (ii) For an owner-occupant, the later of: (A) The date he or she receives final payment for the displacement dwelling, or in the case of condemnation, the date the required amount is deposited with the court; or (B) The date he or she moves from the displacement dwelling.

Housing of Last Resort

Whenever a twenty-two thousand, five hundred dollar (\$22,500) replacement housing payment or a five thousand, two hundred fifty dollar (\$5,250) replacement housing payment would be insufficient to ensure that a comparable replacement dwelling is available to a person on a timely basis, King County WTD may provide additional or alternative assistance under the last resort housing provisions.



You will not be required to move from your dwelling unless King County WTD has made available to you at least one comparable replacement dwelling. Whenever King County WTD determines that a replacement housing payment would not be sufficient to provide a comparable replacement dwelling to you on a timely basis, King County WTD may take appropriate cost-effective measures under the Housing of Last Resort section to provide such a dwelling.

King County WTD has broad latitude in implementing its last resort-housing program, but implementation will be on a reasonable cost-effective basis. The methods of providing last resort housing include, but are not limited to: a replacement housing payment in excess of the limits set forth in other sections of the policies & procedures; a replacement housing payment provided in installments or in a lump sum at King County WTD's discretion; rehabilitation of and/or additions to an existing replacement dwelling; construction of a new replacement dwelling; the relocation and, if necessary, rehabilitation of a dwelling; purchase of land and/or a replacement dwelling by King County WTD and subsequent sale or lease to, or exchange with, a displaced person; and the removal of barriers to persons with disabilities.

Under special circumstances, consistent with the definition of a comparable replacement dwelling, modified methods of providing housing of last resort allow the consideration of replacement housing based on space and physical characteristics different from those in the displacement dwelling. In no event however, shall a displaced person be required to move into a dwelling that is not functionally equivalent in accordance with the definition of a Comparable Replacement Dwelling.

King County WTD shall provide assistance under this Section to a displaced person who is not eligible to receive a replacement housing payment because of failure to meet length-of occupancy requirements when comparable replacement rental housing is not available at rental rates within the displaced person's financial means. Such assistance shall cover a period of forty-two (42) months.

Full details regarding Replacement Housing Payments are available in the “King County Wastewater Treatment Division Real Property Acquisition and Relocation Policy, Procedures and Guidelines.” This is available upon request and is also located on our website. There are additional and somewhat different rules that apply to Mobile Homes. If you own a mobile home, the King County Relocation Specialist will provide you with the appropriate and applicable information, at your request.

Your Right of Appeal

You may file a written appeal with King County if you believe King County WTD has failed to properly determine your eligibility for, the method of determination of, or the amount of, a relocation payment required under our Procedures as listed in our “King County Wastewater Treatment Division Real Property Acquisition and Relocation Policy, Procedures & Guidelines.”

Guidelines for filing an appeal are as follows:

King County must receive a written appeal no later than sixty (60) days after the appellant receives written notification of King County's determination on the appellant's claim for relocation payments. Appeals must be in writing in the form of a notice or letter. The appeal notice or letter must clearly state the date, the name and address of the appellant, and the basis or reasons for the appeal. The letter or notice must clearly identify King County's project and the parcel of real property involved, and should include the signature and address of the appellant or the appellant's authorized representative. King County may refuse to schedule any review or hearing on an appeal until these requirements have been complied with, or may issue an order dismissing the appeal upon the appellant's failure to comply within a reasonable time specified to the appellant by King County. This time period will not be less than fourteen (14) days.

Further information regarding the appeal process and/or any other information within this brochure will be provided by the King County Relocation Specialist upon your request. Additional information is available on our website at: www.kingcounty.gov or by phone at 206-263-6064.

Thanks for taking the time to review our brochure. Please feel to contact us with any questions you may have. We look forward to working with you.

Alternate formats available
206-263-6064 or TTY Relay 711



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Regulatory Compliance and Land Acquisition Services Unit
www.kingcounty.gov/environment/wastewater/RCLAS

