

which may not exceed \$15,000. This payment is to assist in the purchase of replacement housing, to compensate the owner for increased costs of financing the replacement dwelling where a valid mortgage has been in effect 180 days or more prior to initiation of negotiations for the parcel, and to reimburse the owner for the actual closing costs incidental to the purchase of replacement housing. Prepaid expenses are not considered as closing costs.

The replacement housing payment is the amount, if any, which when added to the amount for which the Port acquired his dwelling, equals the actual cost which the owner is required to pay for a decent, safe, and sanitary dwelling or the amount determined by the Port as necessary to purchase a comparable dwelling, whichever is less.

In those cases where an owner-occupant chooses to rent instead of purchase a replacement dwelling, he may, under certain conditions, become eligible for a lesser payment which may not exceed \$4,000.

A displaced owner-occupant of a dwelling actually owned and occupied by the owner for more than 90 days but less than 180 days or a tenant-occupant of more than 90 days immediately prior to initiation of negotiation for such property may be eligible for additional payments, the combined total of which may not exceed \$4,000. However, the amount in excess of \$2,000 must be matched dollar for dollar by the displacee. This payment is the amount determined by the Port to be necessary to make a down payment on the purchase of a replacement dwelling and to reimburse the relocatee for the actual closing costs incidental to the purchase of the replacement dwelling. Prepaid expenses are not considered as closing costs. In those cases where an owner-occupant of less than 180 days and more than 90 days or the renter-occupant of more than 90 days chooses to rent instead of purchasing a replacement dwelling, he may, under certain conditions, become eligible for a payment up to \$4,000 to enable him to rent a decent, safe, and sanitary replacement dwelling for the next 4 years. If this amount is over \$500 it will be paid in 4 equal annual installments

To be eligible for these benefits, the displaced occupant must occupy a decent, safe, and sanitary replacement dwelling within one year subsequent to the required date of displacement from the dwelling unit acquired by the Port of Seattle.

Claims for housing additives and rent supplements must be made in writing on a Port of Seattle form supplied for this purpose and must be filed with the Port of Seattle no later than 18 months after the date of displacement or six months after final adjudication of a condemnation case.

Before payments for any replacement dwelling benefits can be made, the replacement dwelling must be inspected by Port of Seattle personnel to ascertain that it meets the decent, safe, and sanitary standards established by the Secretary of the Federal Department of Transportation.

POSSESSION

No person lawfully occupying real property shall be required to move from his home, farm, or business location without at least 90 days written notice of the required vacation date.

APPEALS

Any relocatee who is dissatisfied with any ruling on his eligibility of claim for any relocation benefit payment shall have the right of appeal. Information can be secured from the agent handling the property acquisition. Appeals must be filed within 30 days after the date of displacement or after the disallowance of the claim, whichever is later.

Any person making such an appeal will be given full opportunity to be heard at an appeal hearing arranged to examine the complaint. A prompt decision will be provided giving reasons in support of the results reached.

AGENTS

Relocates will be given detailed information regarding their eligibility and possible benefits by the agent assigned to acquire the property. *Persons reading this leaflet are urged not to form advance opinions as to the amount of benefits to which they may be entitled.* Many conditions must exist and certain criteria must be met before eligibility can be established and payment benefits determined.

Only the agent assigned to acquire a particular property or the Relocation Agent assigned to your project has all the information necessary to permit a final determination of relocation benefits. Their services are always available to relocatees, and they should be contacted for authentic, accurate, and reliable information regarding all relocation matters. They also have copies of State regulations implementing the assistance program.

MOVING because of the AIRPORT EXPANSION?

A DESCRIPTION OF THE PORT OF SEATTLE'S
RELOCATION ASSISTANCE PROGRAM

RELOCATION ASSISTANCE OFFICE
1210 SOUTH 159TH STREET
SEATTLE, WA 98148
PHONE: 764-4230

 **PORT OF SEATTLE**
P. O. BOX 1209 / SEATTLE, WASHINGTON 98111

INTRODUCTION

On January 2, 1971, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 was signed into Law. It replaces the Federal-Aid Highway Act of 1968. Because of the increased benefits and the wide scope of this new law, it was necessary for the State Legislature to pass substitute Senate Bill 770 so that the State agencies could comply with the new requirements of Federal Relocation legislation.

On May 20, 1971, this bill was signed into law by the Governor of the State of Washington. The new procedures and benefits for persons, families, farms, businesses, and nonprofit organizations required to relocate because of public projects became effective on July 1, 1971.

State Law requires that no family or individual will be required to vacate any dwelling until such displacee has found or been offered adequate replacement housing.

All replacement housing offered will be *fair housing* open to all affected persons regardless of race, color, religion, sex, or national origin. Federal Department of Transportation Order No. 5620.1 sets forth the same requirements for federally-assisted projects.

Relocation legislation, because of its wide scope, is somewhat complicated and difficult to read and interpret. For the benefit of those who are affected by Port of Seattle property acquisitions, this leaflet summarizes the principal provisions of relocation services and benefits to which relocatees are entitled. The agent assigned to purchase a property will have detailed information for displaced persons.

RELOCATION SERVICES

Displaced persons should personally visit or telephone the nearest office when help in relocation is needed. The offices maintain current lists of replacement dwellings, businesses, and farms for

displaced persons, as well as current data on required deposits for utilities, closing costs, typical down payments, interest rates, and FHA and VA requirements and information. The offices also have maps showing the location of schools, parks, playgrounds and shopping areas. Public transportation routes are shown and schedules and fare information are available. An experienced relocation agent is available to aid displaced persons to the fullest extent.

The Port of Seattle has no interest in the replacement dwelling and will not act as a broker in any transaction. The actual purchase or rental of a replacement dwelling is a transaction between the displaced person and the owner or broker of the property. Relocation agents do not expect and will not accept any fee for any service rendered.

INDIVIDUAL AND FAMILY MOVING EXPENSES

Any individual or family displaced by this project is entitled to be reimbursed for reasonable expenses of moving personal property up to a distance of 50 miles.

In order to obtain a moving expense payment, a displaced person must file a written claim with the Port of Seattle on a form provided for that purpose. Only those individuals or families in occupancy at the start of negotiations for the property are eligible to receive this payment. In some cases, where it is to the benefit of the displaced person, written prearrangement with the Port of Seattle will allow the displaced person to be moved and the Port of Seattle will make payment directly to the mover. Residential moving costs may also be claimed according to a set schedule based upon the number of rooms of furniture to be moved.

RESIDENTIAL MOVING SCHEDULE MOVING EXPENSE PAYMENT IF RENTAL IS ON :

No. of Eligible Rooms	Unfurnished* Basis	Furnished Basis	Mobile Home
1	\$ 70.00	\$20.00	\$ 50.00
2	120.00	30.00	75.00
3	150.00	40.00	100.00
4	180.00	50.00	125.00
5	210.00	60.00	150.00
6	240.00	70.00	175.00
7	270.00	80.00	200.00
8	300.00	90.00	225.00
Add'l. Rooms		10.00 ea.	25.00 ea.
(To make a maximum of \$300.00)			

*Or if premises are owned by occupant

MOBILE HOME MOVING SCHEDULE (Based upon total floor area)

Sq. Footage Area of Trailer	Amount of Payment
Up to 200	\$100
201 - 400	\$150
401 - 600	\$200
601 - 800	\$250
801 or more	\$300

In addition to the moving payment based on a room count or mobile home squarefoot area, a dislocation allowance of \$200 will be paid.

BUSINESS, FARM & NONPROFIT ORGANIZATION MOVING EXPENSES

Displaced businesses, farm operations, and nonprofit organizations are entitled to receive actual reasonable moving expenses for moving personal property a distance not to exceed 50 miles. The actual and reasonable cost of searching for a replacement location may be claimed up to \$500 for a farm or business and up to \$100 for advertising sign companies. Such payments must be supported by receipted bills or other evidence of expenses incurred.

As an alternate moving expense procedure, in the case of a self move, the business, farm operation, or nonprofit organization may be paid an amount to be negotiated between the Port of Seattle and the displaced business, farm operation or non-profit organization. This payment cannot exceed the lower of three firm bids secured by the Port of Seattle from competent moving companies.

Under certain conditions, businesses, farms, and nonprofit organizations may receive payments for direct losses of tangible personal property resulting from the necessity to relocate.

In lieu of moving expense payments, a displaced or discontinued business or farm operation, except advertising sign owners, may, under certain conditions, elect to receive an amount equal to the average annual net earnings of the business or farm operation during the two tax years immediately preceding the year in which such business or farm operation is displaced. The payment cannot exceed \$10,000 and will not be less than \$2,500. Those who choose the "In lieu" payment are not eligible for any other relocation benefit payment.

STORAGE OF PERSONAL PROPERTY

Occasionally, unusual circumstances may make the storage of personal property mutually beneficial to the displaced owner and the Port. The cost of such storage may qualify for a payment in addition to the actual moving expense payments. It should be clearly understood that those dislocatees accepting the schedule or in lieu moving expense payment are not eligible to receive the storage expense benefit. This additional benefit requires the written approval from the Port of Seattle and may not exceed six months.

REPLACEMENT HOUSING

A displaced owner-occupant of a dwelling actually owned and occupied by the owner for not less than 180 days immediately prior to the initiation of negotiations for such property may be eligible for additional payments, the combined total of