



## 100% Tenant Relocation Plan

We understand the impact our development of The Bend will have on existing businesses operating in the district of The Bend. In recognition of this impact, our goal is to enable current residents, businesses, and industry to stay in the neighborhood and share the benefits of the growth and appreciation The Bend will bring.

**We are committed to helping current residents and tenants relocate by proactively investing time, resources, and community connections to the effort.**

By working directly with individuals and businesses, we can partner to find the best long-term solution for them. We leverage our network of neighborhood relationships, staff & board member resources, and vendors to identify and facilitate relocation opportunities within the district and the neighborhood. We prioritize long-term tenancy, and we clearly communicate expectations and schedules with current and interim tenants who may occupy spaces between acquisition and development.

### Our Support to Displaced Tenants

- **TRAO (Tenant Relocations Assistance Ordinance) funds from City of Seattle and Watershed's development partners are available for tenants earning at or below City's revenue or income limit, which is currently set to below 50 percent of the King County median income.**
- **TRAO funds from Watershed are available to tenants who earn an income that is above the City's limit for assistance.**
- **We offer assistance in finding housing for any residential tenants that request help.**
- **We include opportunities for placement in the future buildings of the Bend through our Community Preference Plan.**
- **We offer reimbursement for up to two hired movers on the day of the move for all residential tenants.**

### The Elements/Lucile Block

On the block in The Bend that will become The Elements building -- offering 150 units of affordable housing, ground floor cultural spaces, artist live/work lofts, and café -- there are 5 parcels which housed residential tenants, artists, and an artist residency program. In Q1 of 2025, we successfully facilitated relocation of all tenants in support of our commitments.

Some highlights include:

*Dead Baby Bike Club* – This organization, which has a long history in the Georgetown area, occupied a former disused commercial space to create a clubhouse for members as well as the public during events and gatherings. We valued their strong presence in the neighborhood and collaborated with



their members to relocate them to another interstitial property within our portfolio with work/trade and construction support to transform an existing structure to their needs.

*SANCA - School of Acrobatics and New Circus Arts* – This educational organization maintains a robust presence in Georgetown at several locations within the neighborhood. They created an artist residency space for touring artists at this site, and to maintain this program, we have donated time, materials, and resources to adapt an existing property in our portfolio to accommodate their needs. This process of collaboration and prioritization of their program was part of the continuing initiative to build relationships with community stakeholders in the area; and when The Elements is built, the residency program will find a home there.

For more information on Tenant Relocation initiatives to prevent displacement, please contact:

D.K. Pan, Community & Property Steward – [property.manager@watershedcommunity.org](mailto:property.manager@watershedcommunity.org)