SEATTLE CITY COUNCIL

Legislative Summary

CB 118788

Record No.: CB 118788 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 **Ord. no:** Ord 125130 **In Control:** City Clerk

File Created: 08/16/2016

Final Action: 09/16/2016

Title: AN ORDINANCE relating to the disposition of two City Urban renewal properties in the Yesler-Atlantic Redevelopment Project Area; adopting competitive procedures for disposition of the properties; authorizing the Director of the Office of Housing to dispose of the properties designated Parcel 7B and Parcel 56 in the project area; designating the disposition of sales proceeds; superseding Ordinance 122017 and Resolutions 27260, 28866, and 29852 with respect to the sale of the properties; exempting the sale from the requirements of Resolution 29799 as amended by Resolution 30862; and ratifying and confirming certain prior acts.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: kelly.gonzalez@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	08/23/2016	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	08/23/2016	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office **Notes:**						
1	Council President's Office	09/01/2016	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			

Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee

Notes:

1	Full Council	09/06/2016	referred	Affordable Housing, Neighborhoods, and Finance Committee	
1	Affordable Housing, Neighborhoods, and Finance Committee	09/07/2016	pass		Pass

Action Text: The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson

Opposed: 0

1	Full Council	09/12/2016	passed		Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

Notes:

In Favor: 8 Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant

Opposed: 0

Absent(NV): 1 Councilmember Bagshaw

1	City Clerk	09/14/2016	submitted for Mayor's signature	Mayor	
1	Mayor	09/16/2016	Signed		

Action Text: The Council Bill (CB) was Signed.

Notes:

1	Mayor	09/16/2016	returned	City Clerk	

Action Text: The Council Bill (CB) was returned. to the City Clerk

Notes:

1	City Clerk	09/16/2016	attested by City Clerk		

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 125130

COUNCIL BILL 118788

AN ORDINANCE relating to the disposition of two City Urban renewal properties in the Yesler-Atlantic Redevelopment Project Area; adopting competitive procedures for disposition of the properties; authorizing the Director of the Office of Housing to dispose of the properties designated Parcel 7B and Parcel 56 in the project area; designating the disposition of sales proceeds; superseding Ordinance 122017 and Resolutions 27260, 28866, and 29852 with respect to the sale of the properties; exempting the sale from the requirements of Resolution 29799 as amended by Resolution 30862; and ratifying and confirming certain prior acts.

WHEREAS, 1415 E. Yesler Way (Parcel 7B) and 1429 S. Jackson St. (Parcel 56) were originally acquired with federal funding as part of the Yesler-Atlantic Neighborhood Improvement Project, which was part of a broad program for the clearance and reconstruction or rehabilitation of "slum and blighted areas" in the city; and

WHEREAS, the Office of Housing has jurisdiction over both parcels, both sites are vacant, and neither site is large enough to support multifamily development; and

WHEREAS, in 2006, City Council determined that 1415 E. Yesler Way and 1429 S. Jackson Street were not suitable for affordable housing, authorized the Office of Housing to sell the properties and re-invest the income to promote affordable housing in the Central Area, and reauthorization is recommended; and

WHEREAS, the Housing Affordability and Livability Agenda (HALA) Advisory Committee recommended that the City establish a comprehensive and creative approach to publicly owned property that includes dedicating unrestricted proceeds from the sale of surplus property to affordable housing; and

WHEREAS, the City is committed to combating and preventing displacement in the Central Area; and

WHEREAS, the Office of Housing is committed to preserving buildings with expiring subsidies, when possible; and

WHEREAS, the proceeds of the sale from 1415 E. Yesler Way and 1429 S. Jackson St. can be used immediately to acquire a building in the Central Area with expiring affordability restrictions that was available for sale on the private market; and

WHEREAS, Catholic Housing Services has indicated an interest in acquiring the Central Area building with expiring affordability restrictions for immediate preservation and tenancy by extremely low income people and possible long-term redevelopment of up to 50 residential units; and

WHEREAS, Catholic Housing Services has an existing partnership model with the central area-based Equity Alliance of Washington (formerly Washington Housing Equity Alliance) for site acquisition and future affordable housing development and Catholic Housing Services intends to replicate this model at the acquisition site; and

WHEREAS, this ordinance is consistent with previous Council-approved legislation to sell the properties and use proceeds for affordable housing in the Central Area and there is an imminent opportunity to use the proceeds for affordable housing in the Central Area, public notification will include a notice to parties within a 1,000 foot radius of the properties and the sale of properties is otherwise exempt from the requirements of Resolution 29799 as amended by Resolution 30862 as permitted by Resolution 29799 section 5(h); NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Office of Housing ("Director") is hereby reauthorized to dispose of the following described real properties in the Yesler-Atlantic Redevelopment Project Area ("Property") through an open and competitive sales process to the public:

1415 E. Yesler Way

A portion of Henry L. Yesler's Donation Claim #42 & 47. Beginning on the south line of Yesler Way 90 feet west of the west line of 15th Ave, thence west 30 feet, thence south to the south line of the Yesler Donation Claim, thence 30 feet, thence north to the point of beginning;

1429 S. Jackson Street

Lots 13 and 14 in Block 26 of Hill Tract Addition to the City of Seattle, Supplemental Plat, as recorded in 11 of Plats, pg. 51, records of King County;

For each parcel, the Director is authorized to accept an offer in accordance with such process and to execute and deliver, for and on behalf of the City of Seattle a quitclaim deed upon payment to the City of the purchase price. The property shall be sold free and clear of any restrictions in the Urban Renewal Plan.

Section 2. The disposition procedures in the Yesler/Atlantic Disposition Report, adopted by Resolution 27260, as amended by Resolutions 28866 and 29852, are hereby superseded with respect to the sale of the 1415 E. Yesler Way and 1429 S. Jackson St. properties.

Section 3. Ordinance 122017 authorized the sale proceeds of 1415 E. Yesler Way and 1429 S. Jackson St., net of transaction expenses, be deposited in Urban Renewal Closeout Account of the Housing and Community Development Revenue Sharing Fund (17810) for use by the Office of Housing for affordable housing purposes.

Section 4. Any act pursuant to the authority of this ordinance and prior to its effective date is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of September, 2016, and signed by me in open session in authentication of its passage this 12th day of September, 2016.

President _____ of the City Council

Approved by me this 16th day of September, 2016.

Edward B. Murray, Mayor

Filed by me this 16th day of September, 2016.

for Monica Martinez Simmons, City Clerk

(Seal)