



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

Ver- sion:	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			

Legislative Summary Continued (CB 118788)

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

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

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

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

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

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

21 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

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

4 1415 E. Yesler Way

5 A portion of Henry L. Yesler’s Donation Claim #42 & 47. Beginning on the south line of Yesler
6 Way 90 feet west of the west line of 15th Ave, thence west 30 feet, thence south to the south line
7 of the Yesler Donation Claim, thence 30 feet, thence north to the point of beginning;
8

9 1429 S. Jackson Street

10 Lots 13 and 14 in Block 26 of Hill Tract Addition to the City of Seattle, Supplemental Plat, as
11 recorded in 11 of Plats, pg. 51, records of King County;
12

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

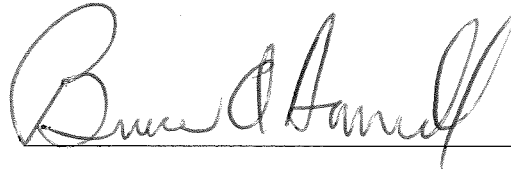
17 Section 2. The disposition procedures in the Yesler/Atlantic Disposition Report, adopted
18 by Resolution 27260, as amended by Resolutions 28866 and 29852, are hereby superseded with
19 respect to the sale of the 1415 E. Yesler Way and 1429 S. Jackson St. properties.

20 Section 3. Ordinance 122017 authorized the sale proceeds of 1415 E. Yesler Way and
21 1429 S. Jackson St., net of transaction expenses, be deposited in Urban Renewal Closeout
22 Account of the Housing and Community Development Revenue Sharing Fund (17810) for use
23 by the Office of Housing for affordable housing purposes.

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

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

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

7 

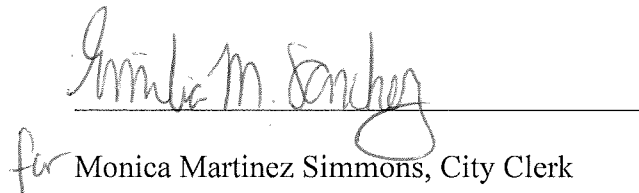
8 President _____ of the City Council

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

10 

11 Edward B. Murray, Mayor

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

13 
14 for Monica Martinez Simmons, City Clerk

15 (Seal)
16
17