



Memo

Date: August 11, 2016

To: Councilmember Tim Burgess, Chair, Affordable Housing, Neighborhoods & Finance
Councilmember Lisa Herbold
Councilmember Rob Johnson
Councilmember Mike O'Brien

Cc: Councilmember Sally Bagshaw

From: Steve Walker, Director

Subject: Josephinum Apartments Transfer of Development Rights

This memo outlines the Office of Housing's request for authorization to purchase unused transferable development rights (Housing TDR) from Catholic Housing Services of Western Washington (CHS). The Housing TDR proposed for purchase attaches to CHS's Josephinum Apartments, an affordable housing property located just north of Seattle's downtown shopping core at 1902 2nd Avenue.

The Josephinum site has up to 54,820 square feet of unused Housing TDR. The legislation would authorize the Office of Housing to purchase up to this full amount at a price of \$30.17 per square foot, for a total price not to exceed \$1,653,919. The source of funds for this purchase is the OH-administered TDR Bank program (as established under Ordinance 114029 in 1988 and codified at SMC 3.20.320). This program presently has sufficient cash and budget authority to support the proposed purchase.

Consistent with the purpose of the TDR Bank program, CHS would use sale proceeds to fund rehabilitation work at the Josephinum Apartments, which includes 192 rental units restricted to households with incomes at or below 30% and 50% of area median income, or other rehabilitation of low-income housing as approved by the Office of Housing.

If you have any questions, please contact Dan Foley at 684-0585.

cc: Traci Ratzliff, Council Central Staff
Leslie Price, Mayor's Office
Lisa Mueller, City Budget Office