

TRANSFERABLE DEVELOPMENT RIGHTS

Josephinum Apartments:
TDR Purchase for Housing
Preservation



Seattle
Office of Housing

Briefing: Seattle City Council Committee on Affordable Housing, Neighborhoods & Finance
August 17, 2016

Brief history of the Josephinum

2

Average rents
for Josephinum
tenants:

\$160/month
for people in
112 extremely
low income
units

\$529/month
for people in
80 very low
income units

- ❑ Opened in 1908 for use as a luxury hotel.
- ❑ The Catholic Archdiocese of Seattle bought and renamed the Josephinum Apartments as a retirement facility in 1963.
- ❑ The City funded renovation of the Josephinum for affordable housing in the early 1990s.
- ❑ The “Jo’s” 220 units include 192 apartments restricted for people with extremely and very low incomes.

Transferable Development Rights

3

Unused downtown development capacity may be bought and sold as transferable development rights (TDR).

Housing TDR can help preserve affordable housing.

- In 1988 Council created a City-funded, OH-administered TDR Bank program to facilitate TDR transactions.
- OH can buy TDR to fund needed preservation.
- Past TDR purchases have supported investment at Plymouth Housing Group's Scargo Hotel, Capitol Hill Housing's Devonshire Apartments, and many more.

Proposed Transaction

4

Purchase and sale of Housing TDR is a real estate transaction requiring Council approval.

- Available TDR at the Josephinum: 54,820 square feet
- Rate: \$30.17/square foot
- Maximum price: \$1.65 million
- Catholic Housing Services to use proceeds for eligible upgrades:
 - Replacement of the Josephinum freight elevator.
 - Individual unit upgrades upon move-outs.
 - OH-approved rehabilitation at other Catholic Housing Services properties.



QUESTIONS?



Seattle
Office of Housing