

CITY OF SEATTLE
ORDINANCE 126667
COUNCIL BILL 120414

AN ORDINANCE relating to the redevelopment of Yesler Terrace by the Housing Authority of The City of Seattle; authorizing the Mayor to execute an amendment to the Yesler Terrace Cooperative Agreement with the Housing Authority of the City of Seattle that was authorized by Ordinance 123961; authorizing the Director of Housing to implement the Cooperative Agreement as amended; and ratifying and confirming certain prior acts.

WHEREAS, the Housing Authority of the City of Seattle (“SHA”) has received a \$30 million grant from the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Initiative to partially fund the redevelopment of the public housing community known as Yesler Terrace in Seattle’s First Hill neighborhoods into a mixed-income mixed-use community in partnership with public and private entities; and

WHEREAS, on September 21, 2012, the City and SHA signed the Yesler Terrace Cooperative Agreement (“Cooperative Agreement”), in which SHA committed to produce 561 units of Replacement Housing (as defined in the Cooperative Agreement) and 290 units of housing for households with incomes up to 60 percent of median income (“60% of AMI Housing”), and the City committed Office of Housing funds to assist with development of this housing; and

WHEREAS on July 14, 2017, the City approved the Second Amendment to the Cooperative Agreement providing up to \$13 million in funding for the production of 420 units of housing, including 263 units of replacement housing and 157 units of 60% of AMI housing; and

1 WHEREAS, housing partners currently developing 155 units of affordable housing, including
2 30% and 60% AMI units, have experienced significant construction cost increases
3 requiring further funding to complete the housing; and

4 WHEREAS, the City and SHA desire to amend the Cooperative Agreement to allow for such
5 additional funding as part of Phase III, as described in the amendment attached to this
6 ordinance as Exhibit A; NOW, THEREFORE,

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

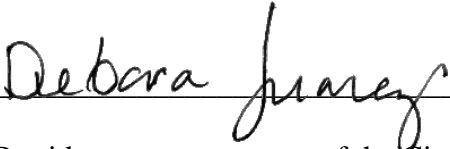
8 Section 1. The Mayor is authorized to execute, for and on behalf of The City of Seattle,
9 an amendment, substantially in the form attached to this ordinance as Exhibit A, to the
10 Cooperative Agreement with the Housing Authority of the City of Seattle

11 Section 2. The Director of Housing is authorized to implement the terms of the
12 Cooperative Agreement for Phase III pursuant to this ordinance.


13 Section 3. The execution by the Mayor of the Amendment to the Cooperative Agreement
14 and any other act consistent with the authority of this ordinance taken after its passage and prior
15 to its effective date are ratified and confirmed.

1 Section 4. 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 13th day of September, 2022,
5 and signed by me in open session in authentication of its passage this 13th day of
6 September, 2022.

7 
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this 19th day of September, 2022.

10 
11 Bruce A. Harrell, Mayor

12 Filed by me this 19th day of September, 2022.

13 
14 Elizabeth M. Adkisson, Interim City Clerk

15 (Seal)

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20 Attachments:
21 Exhibit A – Form of Third Amendment to the Cooperative Agreement

Exhibit A: Form of Third Amendment to the Cooperative Agreement

THIS THIRD AMENDMENT TO COOPERATIVE AGREEMENT (“Amendment”) is made effective as of [_____], by and between **THE CITY OF SEATTLE**, a Washington municipal corporation (“City”), and the **HOUSING AUTHORITY OF THE CITY OF SEATTLE**, a Washington public body corporate and politic (“SHA”).

RECITALS

A. SHA and the City are parties to that certain Cooperative Agreement dated September 21, 2012, as amended by that certain Amendment to Cooperative Agreement dated on or about May 16, 2017, as amended by that certain Second Amendment to Cooperative Agreement dated on or about October 5, 2017 (the “Cooperative Agreement”); and

B. The parties desire to amend the Cooperative Agreement to allow for an increase in the City’s contribution for the project located at 1215 E. Fir Street, Seattle, Washington, which is the subject of that certain Loan Agreement dated May 17, 2021, between the City and Big Village LLLP, a Washington limited liability limited partnership (the “Project”), and

C. All capitalized terms not defined herein shall have the same meanings as in the Cooperative Agreement.

AGREEMENT

1. Additional City Contribution. In addition to any City contributions previously authorized in the Cooperative Agreement (including in Section 6.4 of the Cooperative Agreement), the City may contribute up to an additional Three Million Three Hundred Forty-Eight Thousand Four Hundred and Twenty-Nine Dollars (\$3,348,429) to the Project.

2. No Further Amendment. Except as provided in this Amendment, all other terms of the Cooperative Agreement remain in full force and effect. In the event of any conflict between the terms of the Cooperative Agreement and the terms of this Amendment, the terms of this Amendment control.