



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **Policies and Procedures for Disposal of Excess City-Owned Properties**

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# Background

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- Guide evaluation of City-owned properties for potential use, reuse, or disposition (if no municipal purpose is identified)
- Two sets of guidelines:
  - City Light-owned properties
  - Other City-owned properties
- Both last modified in September 2018 via Resolution 31829 (City Light) and Resolution 31837 (other City-owned)

# Current Disposition Policies

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Key changes included in 2018 legislation:

- Established affordable housing, including mixed-use development, as priority for underutilized or excess City properties and required review of this priority in 2023.
- Charged Office of Housing (OH) with assessing properties for use as affordable housing using specific criteria included in guidelines.
- Expressed policy intent for properties located in neighborhoods at high risk for displacement, that OH partner in development of housing with local, community-based non-profit housing organizations historically and culturally tied to neighborhood.

# Current Disposition Policies (cont'd)

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- For non-City Light properties, consistent with state law, authorized transfer or sale of properties for affordable housing at less than fair market value.
- For City Light properties, authorized sale or transfer for affordable housing at a price and on other terms and conditions negotiated by City Light and approved by the City Council.
- Authorized retention of properties by City for reasonable time until funding and/or suitable housing development partner identified.
- Directed that 80% of net proceeds from sale of non-City Light properties, not suitable for development of affordable housing, be allocated to OH to support development of affordable housing.

# Proposed Changes to Disposition Policies

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For a property deemed appropriate for affordable housing:

- City must provide notice to federally recognized Tribes and Urban Indian Organizations of availability of property.
- If federally recognized Tribe or Urban Indian Organization indicates interest in developing property as affordable housing, OH will work with selected organization to complete development of housing on property – priority for acquisition given to federally recognized Tribes.
- If neither federally recognized Tribe or Urban Indian Organization indicates interest in property for development as affordable housing, OH determines if property should be transferred to a non-profit developer or Social Housing Developer for development as affordable housing.

# Proposed Changes to Disposition Policies (cont'd)

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For a property not deemed appropriate for housing:

- City must provide notice to federally recognized Tribes and Urban Indian Organizations of availability of property.
- If federally recognized Tribe or Urban Indian Organization indicates interest in property, City will work with organization to explore transfer of property – priority for acquisition given to federally recognized Tribes.
- If neither federally recognized Tribe or Urban Indian Organization indicates interest in property, City provides notice to City departments, public agencies, other community groups, and other parties expressing interest in surplus properties.

# Issues to be addressed

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- Definitions (i.e., federally recognized Tribes, Urban Indian Organizations)
- Procedures incorporating Tribal Consultation and Urban Confer included in proposed policy and procedure changes
- Modifications to align policies and procedures with new priority in consultation with Executive Departments (FAS, OH, City Light)
- Ongoing stakeholder input (federally recognized Tribes, Indigenous Advisory Council, local urban Indian community organizations, non-profit housing providers, etc.)

# Questions?