

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE requiring owners of certain low-income housing to notify the ~~City of Seattle~~ Office of Housing and the Seattle Housing Authority of the owner's proposed sale of that housing; establishing penalties; and adding a new ~~Chapter 22.9076~~ to the Seattle Municipal Code.

..body

WHEREAS, ~~The~~ City of Seattle (~~City~~) is experiencing significant economic growth that is

fueling job creation and population growth that is leading to a shortage of rental housing affordable to households with income under 80 percent of area median income (AMI); and

WHEREAS, existing multifamily buildings provide affordable housing options for households at or below 80 percent of AMI; and

WHEREAS, because of the economic growth, Seattle is becoming a very attractive market for investors desiring to purchase existing, affordable multifamily buildings; and

WHEREAS, the purchase of existing affordable multifamily buildings by new owners can result in rent increases due to the purchase and related property upgrades that may accompany such purchases; and

WHEREAS, the City's Office of Housing may purchase or work with housing developers to purchase existing buildings in order to preserve affordable housing units; and

WHEREAS, providing advance notice of an owner's desire to sell an existing, affordable multifamily building gives the City time to evaluate and prepare a potential purchase and sale offer for such a building; NOW, THEREFORE,

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

2 Section 1. A new Chapter 22.90~~76~~, ~~Sale of Low Income Housing~~, is added to ~~Title 22 of~~  
3 the Seattle Municipal Code as follows:

4 **22.907 Sale of Low-Income Housing**

5 **22.90~~76~~.030 Notice of proposed sale of low-income housing**

6        Owners of a multifamily rental housing building having five or more housing units (~~the~~  
7 ~~“property”~~), any one of which rents for an amounts that ~~are is~~ affordable to households at or  
8 below 80 percent of area median income, as median income was most recently determined by the  
9 United States Department of Housing and Urban Development for the Seattle metropolitan  
10 statistical area, as adjusted for household size, shall notify the ~~City of Seattle~~ Office of Housing  
11 and the Seattle Housing Authority of the owner’s intent to sell the ~~property building~~. The notice  
12 shall be in writing and include the owner’s name, phone number, and the address of the rental  
13 housing building that will be listed for sale. The notice shall be mailed no later than ~~fifteen~~ 60  
14 days prior to the ~~property building~~ being listed with any real estate listing service or advertised  
15 for sale either in a printed newspaper or on ~~an Internet~~ website ~~such as commerialmls.com or~~  
16 ~~Loopnet.com~~. For the purposes of this ~~S~~section 22.907.030, a ~~property building~~ is “listed” when  
17 an owner has signed a listing agreement with a real estate agent. Owners of a multifamily rental  
18 housing building having five or more housing units who are otherwise required by law or  
19 agreement to notify the ~~City of Seattle~~ Office of Housing ~~and the Seattle Housing Authority~~ of  
20 the owner’s intent to sell or transfer the building and who have provided such notice are exempt  
21 from the notice requirement prescribed by this ~~s~~Section 22.90~~76~~.030.

22 **22.90~~76~~.100 Penalties**

1 \_\_\_\_\_ The Director of the Department of Planning and Development may impose a civil penalty  
2 in an amount up to but no more than \$500.00 on any person who fails to notify the ~~City of~~  
3 ~~Seattle~~ Office of Housing of the owner's intent to sell as required by ~~s~~Section 22.9076.030.

