



SEATTLE CITY COUNCIL

Legislative Summary

CB 118404

Record No.: CB 118404

Type: Ordinance (Ord)

Status: Passed

Version: 2

127861

In Control: City Clerk

File Created: 05/19/2015

Final Action: 09/29/2015

Title: AN ORDINANCE requiring owners of certain low-income housing to notify the Office of Housing and the Seattle Housing Authority of the owner's proposed sale of that housing; establishing penalties; and adding a new Chapter 22.907 to the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess, Okamoto

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council President's Office	05/20/2015	sent for review	Committee on Housing Affordability, Human Services, and Economic Resiliency			
	Action Text: The Council Bill (CB) was sent for review. to the Committee on Housing Affordability, Human Services, and Economic Resiliency						
	Notes:						
1	Full Council	05/26/2015	referred	Committee on Housing Affordability, Human Services, and Economic Resiliency			
	Action Text: The Council Bill (CB) was referred. to the Committee on Housing Affordability, Human Services, and Economic Resiliency						
	Notes:						

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- 1 Committee on Housing 06/04/2015
Affordability, Human
Services, and Economic
Resiliency
 Notes: The Committee only discussed the item.
 - 1 Committee on Housing 09/17/2015
Affordability, Human
Services, and Economic
Resiliency
 - 1 Committee on Housing 09/17/2015 pass as amended Pass
Affordability, Human
Services, and Economic
Resiliency
 Action Text: The Committee recommends that Full Council pass as amended the Council Bill (CB).
 In Favor: 5 Chair Okamoto, Member Sawant, Alternate O'Brien, Burgess, Licata
 Opposed: 0
 - 1 Full Council 09/21/2015 passed Pass
 Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
 Notes:
 In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember
 Godden, Councilmember Harrell, Councilmember Licata, Councilmember
 O'Brien, Councilmember Okamoto, Councilmember Rasmussen,
 Councilmember Sawant
 Opposed: 0
 - 2 City Clerk 09/22/2015 submitted for Mayor
 Mayor's signature
 Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
 Notes:
 - 2 Mayor 09/29/2015 Signed
 Action Text: The Council Bill (CB) was Signed.
 Notes:
 - 2 Mayor 09/29/2015 returned City Clerk
 Action Text: The Council Bill (CB) was returned. to the City Clerk
 Notes:
 - 2 City Clerk 09/29/2015 attested by City
 Clerk
 Action Text: The Ordinance (Ord) was attested by City Clerk.
 Notes:
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CITY OF SEATTLE
ORDINANCE 124861
COUNCIL BILL 118404

AN ORDINANCE requiring owners of certain low-income housing to notify the Office of Housing and the Seattle Housing Authority of the owner's proposed sale of that housing; establishing penalties; and adding a new Chapter 22.907 to the Seattle Municipal Code.

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 22.907 is added to the Seattle Municipal Code as follows:

3 **22.907 Sale of Low-Income Housing**

4 **22.907.030 Notice of proposed sale of low-income housing**

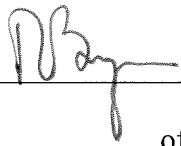
5 Owners of a multifamily rental housing building having five or more housing units , any
6 one of which rents for an amount that is affordable to households at or below 80 percent of area
7 median income, as median income was most recently determined by the United States
8 Department of Housing and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

19 **22.907.100 Penalties**

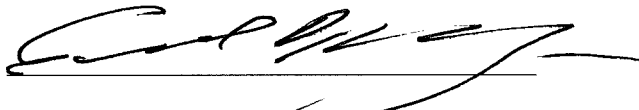
20 The Director of the Department of Planning and Development may impose a civil penalty
21 in an amount up to but no more than \$500.00 on any person who fails to notify the Office of
22 Housing of the owner's intent to sell as required by Section 22.907.030.

1 Section 2. 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.

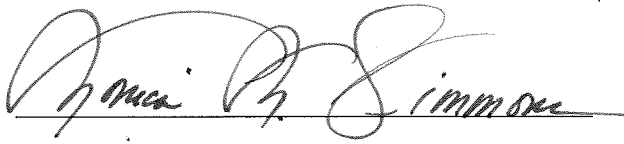
4 Passed by the City Council the 21st day of September, 2015, and
5 signed by me in open session in authentication of its passage this
6 21st day of September, 2015.

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8 
9 President _____ of the City Council

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11 Approved by me this 29th day of September, 2015.

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13 
14 Edward B. Murray, Mayor

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16 Filed by me this 29th day of September, 2015.

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18 
19 Monica Martinez Simmons, City Clerk

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21
22 (Seal)
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