



Legislation Text

File #: CB 118412, Version: 1

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

AN ORDINANCE declaring the Property at 339 22nd Avenue East (PMA 156) as surplus to the City's needs; authorizing the Director of Finance and Administrative Services to sell two parcels through an open and competitive process; and designating the disposition of sales proceeds.

WHEREAS, Ordinance 99632 authorized the City to acquire property at 339 22nd Avenue East with funds from the United States of America under the Seattle Model City Program in 1971 for use as a residential juvenile treatment facility; and

WHEREAS, the facility was most recently operated by Goodwill Development Association through a Mutual Offsetting Benefit Lease until the Human Services Department terminated its contract in 2012; and

WHEREAS, the property has been segregated into two separate tax parcels, creating an additional potential residential building site; and

WHEREAS, with the passage of Resolution 30862, the City adopted the amended Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property, which established a uniform evaluation process for the reuse or disposal of real property the City owns in fee simple; and

WHEREAS, these properties have gone through the evaluation process and, other than the Department of Finance and Administrative Services, no City department or government agency has requested jurisdiction over, or proposed a public use for, this former facility; and

WHEREAS, the public comments received by the Department of Finance and Administrative Services through its public notification and comment solicitation process generally support the sale of this property; and

WHEREAS, the City is obligated to repay a grant of \$38,180.15 for a sprinkler system installed in 2009

received through the American Recovery and Reinvestment Act due to the terms of the grant; NOW,
THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle approves the Executive Recommendation for the property at 339 22nd Ave East (PMA 156) that the property be sold at fair market value through an open and competitive sales process. The City of Seattle approves disposition of the proceeds to advance low-income housing, as set forth in Section 5 below, rather than using the proceeds from the sale to support asset preservation of capital facilities that support Health and Human Services programs, as was originally documented in the Preliminary Report and Recommendation for the Disposition of PMA No. 156 Property at 339 22nd Ave East.

PMA 156 refers to the following described property in King County, Washington:

Property at 339 22nd Ave E. (PMA 156):

Parcel A

Lots 5 and the east 10 feet of Lot 9 and the east 10 feet of the south half of Lot 10, all in Block 1, Capitol Hill Heights Addition to the City of Seattle, according to the plat recorded in Volume 16 of Plats, Page 13, Records of King County, WA

Parcel B

Lot 6 and the east 10 feet of Lot 9; Block 1, Capitol Hill Heights Addition to the City of Seattle, according to the plat recorded in Volume 16 of Plats, Page 12, Records of King County, WA

Section 2. The property identified in Section 1 of this ordinance, PMA 156, is found and declared to be no longer required for municipal purposes and is declared surplus to the City's needs.

Section 3. The Director of Finance and Administrative Services (Director), or the Director's designee, is authorized to offer PMA 156 for sale as two separate parcels by an open and competitive process, and subject to the Director's approval, to accept the best offer for parcels.

Section 4. The Director or the Director's designee is authorized to negotiate a purchase and sale agreement(s) and any ancillary documents to transfer PMA 156 to the selected purchaser(s).

Section 5. Proceeds from the sale authorized in this ordinance shall be used first to repay a grant for

\$38,180.15 from the American Recovery and Reinvestment Act and to reimburse costs incurred and paid by the Department of Finance and Administrative Services in connection with the sale. The remaining proceeds from the sale shall be deposited in the Office of Housing's Low-Income Housing Fund 16400. These funds shall be expended to support the development of rental housing with half the proceeds used to develop housing serving households with incomes no greater than 30 percent of annual median family income and half of the proceeds used to develop housing serving households with incomes no greater than 60 percent of annual median income. "Median income" means annual median family income for the Seattle-Bellevue, WA HUD Metro FMR Area, as published from time to time by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 or successor program, with adjustments according to household size in a manner determined by the Director. This ordinance is exempted from Ordinance 108527, which would otherwise require the remaining proceeds to be deposited in the Human Resources Operating Fund.

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2015, and signed by me in open session in authentication of its passage this ____ day of _____, 2015.

President _____ of the City Council

Approved by me this ____ day of _____, 2015.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2015.

Monica Martinez Simmons, City Clerk

(Seal)