



Legislation Text

File #: CB 120114, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Office of Housing; authorizing the acquisition of two parcels in South Park for the purpose of development of affordable housing and community ground floor space; placing the property under the jurisdiction of the Office of Housing; and ratifying and confirming certain prior acts. WHEREAS, The City of Seattle created the place-based and interdepartmental Duwamish Valley Program in

2016 to engage Duwamish Valley residents in identifying their priorities to advance environmental justice and equitable development; and

WHEREAS, the Duwamish Valley Action Plan (2018) identified six racial equity outcomes, strategies, and actions that reflected community priorities, including investing City resources to preserve existing and increase access to affordable housing; and

WHEREAS, the median household income in South Park in 2018 was \$34,605; 55 percent of South Park residents are renters; and almost 55 percent of those are “rent-burdened,” which is defined by the U.S. Department of Housing and Urban Development as spending more than 30 percent of income on housing; and

WHEREAS, the Office of Housing has been working to achieve the goals of the Duwamish Valley Action Plan, including pursuing opportunities for permanent affordable housing for low-income households in the Duwamish Valley; and

WHEREAS the Office of Housing has entered into purchase and sale agreements to acquire two real property parcels at the intersection of 14th Avenue S and S Henderson Street in South Park, at a combined purchase price of \$3,650,000, contingent upon City Council ordinance authorization; and

WHEREAS, the Office of Housing expects to engage community stakeholders to inform a future vision for the redevelopment of the two parcels for affordable housing and related community uses; and

WHEREAS, the Office of Housing expects to release a Request for Proposals for the redevelopment of the two parcels, which are approximately 18,000 square feet of developable land; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Office of Housing or designee (“OH Director”) is authorized on behalf of The City of Seattle to acquire the described real property (“Property”) situated in the City of Seattle, County of King, State of Washington, identified as King County parcel numbers 788360-8611 and 788360-8608, together with all rights, privileges, and other property pertaining thereto, at a combined purchase price of no greater than \$3,650,000, for the purpose of developing affordable housing, for households at or below 60 percent of area median income and for other potential community uses, and for general municipal purposes:

788360-8611 (8914 14th Avenue South):

PARCEL A: LOTS 45, 46, 47 AND 48, BLOCK 45 OF SOUTH PARK, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 30 FEET THEREOF.

PARCEL B: THE NORTH 30 FEET OF LOTS 45, 46, 47 AND 48, BLOCK 45 OF SOUTH PARK, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON

788360-8608 (1412 South Henderson Street):

LOTS 43 AND 44, BLOCK 45, SOUTH PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON.

Section 2. The OH Director is authorized, on behalf of The City of Seattle, to execute such documents as deemed necessary to purchase the Properties; to accept and record deeds and other necessary instruments on behalf of the City; to provide relocation assistance to the extent required by law to the occupants of the properties; to enter into agreements with the existing owners and tenants as needed to facilitate the successful acquisition of the properties, including but not limited to an assignment and assumption of leases and contracts,

and entering into new leases or lease amendments which the OH Director deems reasonable and in the best interest of the City consistent with the purposes set forth herein; to correct minor errors in the legal description of the Property, if any; to take any further actions with respect to the Property consistent with the purposes set forth herein, including conducting community engagement and a request for proposals/qualifications with respect to redevelopment of the Property for affordable housing and related community uses; and upon acquisition of the Property, it shall be under the jurisdiction of the Office of Housing.

Section 3. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 4. 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 _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved by me this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)