



Legislation Text

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File #: CB 119005, Version: 1

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**CITY OF SEATTLE**

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

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

AN ORDINANCE relating to the redevelopment of Yesler Terrace by the Housing Authority of the City of Seattle; authorizing the Mayor to execute a second amendment to the Yesler Terrace Cooperative Agreement with the Housing Authority of the City of Seattle that was authorized by Ordinance 123961; and authorizing the directors of the Office of Housing and Department of Neighborhoods to implement the Cooperative Agreement as amended.

WHEREAS, the Housing Authority of the City of Seattle (SHA) has received a \$30 million grant from the U.S.

Department of Housing and Urban Development under the Choice Neighborhoods Initiative to partially fund the redevelopment of the public housing community known as Yesler Terrace in Seattle's First Hill neighborhood into a mixed-income mixed-use community in partnership with public and private entities; and

WHEREAS, on September 21, 2012, The City of Seattle (City) and SHA signed the Yesler Terrace Cooperative Agreement ("Cooperative Agreement"), in which SHA committed to produce 561 units of Replacement Housing (as defined in the Cooperative Agreement) and 290 units of housing for households with incomes up to 60 percent of median income ("60% of AMI Housing"), and the City committed up to \$7.62 million in Office of Housing rental housing development funds and up to \$300,000 in Office of Housing weatherization funds to assist with development of this housing; and

WHEREAS, in the Cooperative Agreement the City also committed \$3 million in Department of Parks and Recreation funds and the City has subsequently contributed \$3.15 million in Department of Transportation funds and \$3 million in Public Utility Department funds through the adopted City budget as provided in the Cooperative Agreement; and

WHEREAS, in the Cooperative Agreement SHA agreed to provide access to a minimum of 0.3 acres of P-Patch Community Gardens during the redevelopment of Yesler Terrace, and to increase the availability of P-Patch locations to no less than one acre when permitted development at Yesler Terrace reached 3,500 housing units; and

WHEREAS, on May 16, 2017, the City and SHA signed an amendment to the Cooperative Agreement relating to funding for a housing development previously authorized in the Cooperative Agreement, which specified a different location within Yesler Terrace and changed the year of funding; and

WHEREAS, SHA has completed three housing developments with 201 units of Replacement Housing and 60% of AMI Housing, and has two projects under development with an additional 197 units of Replacement Housing and 60% of AMI Housing, consistent with Cooperative Agreement requirements for Phase I and II of the Yesler Terrace redevelopment, and the Office of Housing has fully committed \$7.62 million in development funds and \$50,000 in weatherization funds to four of these buildings as authorized in the Cooperative Agreement; and

WHEREAS, Office of Housing funding is subject to the Housing Funding Policies adopted by Ordinance 125308, which allow funding for housing to be developed at Yesler Terrace only as authorized in the Cooperative Agreement approved by the City Council, as it may be amended; and

WHEREAS, SHA intends to produce the balance of Replacement Housing and 60% of AMI Housing in four additional buildings, including a project developed by a nonprofit owner according to requirements in the Cooperative Agreement, and has requested \$13 million in Office of Housing funds to support three of these housing developments; and

WHEREAS, SHA seeks other changes to the Cooperative Agreement to reach established goals for housing and community gardens and to provide for improved operation of housing over time; NOW, THEREFORE,

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

Section 1. The Mayor is authorized to execute, for and on behalf of The City of Seattle, an amendment,

substantially in the form attached to this ordinance as Exhibit A, to the Yesler Terrace Cooperative Agreement dated September 21, 2012, as previously amended by amendment dated May 16, 2017 (as so amended, “Cooperative Agreement”), with the Housing Authority of the City of Seattle.

Section 2. The Director of Housing is authorized to implement the terms of the Cooperative Agreement for funding and occupancy of Replacement Housing and 60% of AMI Housing as amended pursuant to this ordinance. This may include, without limitation, amendments to funding documents entered into prior to the effective date of this ordinance.

Section 3. The Director of Neighborhoods is authorized to implement the terms of the Cooperative Agreement for P-Patch Community Gardens as amended pursuant to this ordinance.

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 \_\_\_\_\_, 2017, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Edward B. Murray, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Exhibits:

Exhibit A - Form of Second Amendment to the Cooperative Agreement