

Seattle City Clerk's Office

Comptroller File

244723

**A REVIEW OF PROGRESS
UNDER THE PROGRAM
FOR COMMUNITY IMPROVEMENT
WORKABLE PROGRAM**

**for the elimination and prevention
of slums and blight in**

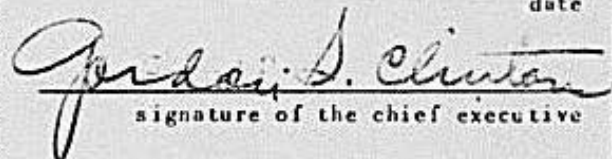
Seattle, Washington

city and state

submitted to the
Housing and Home Finance Agency on

January 11, 1962

date



signature of the chief executive

Gordon S. Clinton, Mayor

name and title

MAYOR'S OFFICE
THE CITY OF SEATTLE

MEMORANDUM

To Mr. Carl Erlandson, City Comptroller
 From Talbot Wagg, Urban Renewal Coordinator Date February 20, 19 62
 Subject Seattle's Workable Program

Attached is a copy of Seattle's Workable Program for the elimination of blight in 1962. This program has been approved by the City Council and the Mayor and is being reviewed by the Housing and Home Finance Agency of the Federal Government.

We are sending this copy to you for your files.

T.W.
TW

This form is designed to cover the essential and pertinent information necessary for HHFA action and can be used as a guide in preparing the documentation of a complete program. If the form does not permit a full picture of the local situation, do not hesitate to include additional information.

| | | |
|--|------------------------------------|-----------------------------------|
| CITY OR TOWN Seattle | COUNTY King | STATE Washington |
| POPULATION, 1950 CENSUS 467,591 | POPULATION, 1960 CENSUS 557,087 | |
| THIS REVIEW OF PROGRESS WAS APPROVED BY THE GOVERNING BODY OF THE COMMUNITY AND by resolution by the City Council - Resolution No. 19068 | | DATE OF ACTION January 9, 1962 |
| NAME AND TITLE OF THE OFFICIAL RESPONSIBLE FOR COORDINATING THE PROGRAM FOR COMMUNITY IMPROVEMENT ACTIVITIES Talbot Wegg, Urban Renewal Coordinator | | |

DECLARATION OF POLICY

In reviewing progress under its Program for Community Improvement, a locality is taking stock--evaluating its accomplishments and deciding on new goals for the coming years. This is an important process--publicize it as a means of building community understanding and support for community improvement objectives. Prepare a Declaration of Policy statement to be made by the chief executive officer and governing body to the people of the community. The statement should identify and summarize (1) significant achievements during the past year; (2) changes or revisions in the community's overall objectives, and (3) major goals which are set for attainment during the coming year. (See following page.)

DECLARATION OF POLICY FOR THE PROGRAM FOR COMMUNITY IMPROVEMENT

During 1961, the third year of Seattle's program for the elimination of blight, substantial progress has been achieved in several basic respects. The expanded Housing Code Enforcement Program, particularly in the Cherry Hill Area, has demonstrated the utility of this method. The general administration of the urban renewal program through the Urban Renewal Coordinator has been strengthened through the authorization for an expanded staff. The City Council's formal action to make available \$989,000 in additional funds to provide the City's share of the costs of the Yesler-Atlantic and South Seattle Projects portends a successful execution of the urban renewal projects now scheduled. The gains in experience and effectiveness of the citizen groups directly interested in the elimination of blight, Seattle Urban Renewal Enterprise and various neighborhood organizations, have been invaluable aid to the City in achieving the present level of progress.

But while progress has been achieved, the past year has shown much yet to be accomplished in preparation for the prevention and removal of blight on a scale adequate to accomplish the objective.

Two major emphases are indicated for 1962. First, urban renewal activity must be programmed for the long-term based on a more informed knowledge of conditions within the City and utilizing the resources of the City with the maximum effectiveness. Thus, the Community Renewal Program is of primary importance and will be given first emphasis in 1962 and 1963. Pending completion of this study, no new urban renewal projects will be scheduled.

The second emphasis is in the area of code enforcement. The code program is the City's essential tool for the prevention of the spread of blight which, if not accomplished will result in the high costs and dislocation of many families entailed by large-scale clearance. Thus, a goal for 1962 is the strengthening of the code enforcement program through the adoption of amendments to the Housing Code and the improvement of abatement procedure.

Concurrent with the work on the two areas of emphasis, the roles and relations between the City and Seattle Urban Renewal Enterprise need re-analysis so that both can more productively serve the general objective of blight elimination. The specific activities relating to interpretation of the program are one area for re-evaluation. Also, the City will take a more active role in dealing directly with the organizations within neighborhoods. With the imminence of the first displacement of any considerable number of families by the urban renewal program, study in cooperation with the responsible agencies will be directed toward ensuring that all families who will have to move can be rehoused without hardship in dwellings which meet their needs and are in good condition.

Work toward general objectives for 1962 is to be implemented by the specific goals given in the subsections of this report.

CODES AND ORDINANCES

OBJECTIVE: To assure adequate standards of health, sanitation, and safety through a comprehensive system of codes and ordinances which state the minimum conditions under which dwellings may lawfully be occupied.

- A. Complete column 1 for codes already in effect at the time of the community's last submission; column 2 for codes put into effect since that time; column 3 for codes not now in effect. When model codes are or will be used, also complete column 4. In addition to the basic codes listed, show any other codes the community considers essential to meet its community improvement objectives.

| KIND OF CODE | 1 | 2 | 3 | 4 | |
|-----------------|---|--|----------------------------|--|----------------|
| | CODES PREVIOUSLY IN EFFECT (or revised) | CODES MADE EFFECTIVE SINCE LAST SUBMISSION | CODES NOT NOW IN EFFECT | MODEL CODES THAT ARE OR WILL BE ADOPTED (Used as guides) | |
| | DATE ADOPTED | DATE ADOPTED | PROPOSED DATE FOR ADOPTION | TITLE OF MODEL CODE | YEAR PUBLISHED |
| BUILDING | 8-61 | | | I.B.O.C. Uniform Code, Part III | 1961 |
| PLUMBING | 1-61 | | | W.P.O. Uniform Code | 1961 |
| ELECTRICAL | 9-58 | | | N.F.P.A. Nat'l Elect. Code | 1958 |
| HOUSING | 4-60 | | | (Various) | |
| Fire Prevention | 7-61 | | | N.F.P.A. Suggested Fire Prevention Code | 1958 |
| Zoning | 7-61 | | | - | |
| Air Pollution | | 3-61 | | - | |
| Anti-Litter | 3-60 | | | - | |

- B. Has the community, as shown above, met the goals for the adoption of codes set forth in its last submission? Yes No. If "No" is checked, indicate fully what progress was made and why goals were not met.

- C. Briefly describe the past year's work of the group or committee established for continuing codes study.

The City's Code Research Director works with advisory boards and committees who constantly review all codes and recommended changes to the City Council incorporating technological information and improved standards. A total of some 150 meetings with advisory groups was held during the past year and the recommendations made resulted in amendment to the Building, Plumbing and Fire Prevention Codes.

D. Schedule for the periodic review and up-dating of codes.

If "Yes" is checked, complete the following:

| KIND OF CODE | CODE REVIEWED SINCE LAST SUBMISSION | | SCHEDULED DATE NEXT REVIEW TO BE COMPLETED |
|-----------------|-------------------------------------|----|--|
| | YES | NO | |
| BUILDING | X | | XX |
| PLUMBING | X | | XX |
| ELECTRICAL | X | | XX |
| HOUSING | X | | XX |
| FIRE PREVENTION | X | | XX |
| ZONING | X | | XX |
| | | | |

xx(Refer Page 3, Item C)

- E. Has the community met the goals for code review set forth in its last submission?
 Yes No. If "No" is checked, indicate fully what progress was made and why such goals were not met.

2
 General revision of the Plumbing and Electrical Codes not completed in 1961 although some improvement in the former was accomplished. The process of gaining industry acceptance has taken more time than anticipated.

- F. Briefly indicate new goals that have been established for the coming year:
1. Improvement of abatement procedures by ordinance or otherwise.
 2. Adoption early in 1962, of amendments to Housing Code.
 (Drafting and review complete. To be before City Council in December, 1961)
 3. General revision of Plumbing Code.
 (Forward from 1961).

Supplementary material required. Submit with this Review of Progress, the following supplementary material for each code adopted or revised since the last submission.

- (1) Model Codes. In each case where the community has adopted, since the last submission, a regional or state standard model code, submit one copy of the adopting ordinance and one copy of each subsequent ordinance amending or affecting that code. Do not submit a copy of the code itself.
- (2) Other Codes. In each case where a code has been adopted since the last submission and a model code was not used, submit one copy of the code now in effect and of each amendment thereto. Also submit one copy of the adopting ordinance and one copy of each subsequent ordinance amending or affecting that code if code itself does not specifically note adoption ordinance, number and date.
- (3) Submit one copy of each revision or amendment of a code in effect at the time of the last submission which has been adopted since that submission.

COMPREHENSIVE COMMUNITY PLAN

OBJECTIVE: The formulation and official recognition of a comprehensive general plan for the community as a whole.

- A. A Planning Commission or Agency was established on January, 1925
- B. Complete column 1 for those items already in effect at the time of the community's last submission; column 2 for items adopted or approved since that time; column 3 for items not now in effect.

| ITEM | 1 DATE ITEMS PREVIOUSLY IN EFFECT WERE ADOPTED OR APPROVED | 2 DATE ITEMS EFFECTIVE SINCE LAST SUBMISSION WERE ADOPTED OR APPROVED | 3 DATE PROPOSED FOR ADOPTION OR APPROVAL OF ITEMS NOT NOW IN EFFECT |
|---|---|--|--|
| LAND USE PLAN | 1956 | | |
| MAJOR THOROUGHFARE PLAN | 1956 | | |
| COMMUNITY FACILITIES PLAN | 1956 | | |
| Capital XXXX IMPROVEMENTS PROGRAM | 1959 | | |
| ZONING ORDINANCE | 1957 | | |
| SUBDIVISION REGULATIONS | 1957 | | |
| | | | |
| | | | |

- C. Has the community, as shown above, met the goals for the adoption or approval of the items set forth in its last submission? Yes No
 If "No" is checked, indicate fully what progress was made and why such goals were not met.

Central Business District Plan - 80% complete, held for coordination with Transportation Plan being developed by Transit Commission and Engineering Department. Will be completed in 1962.

School Facilities Plan - scope enlarged to include all King County, thus, completion put forward. To be completed in April, 1962.

Fire Station Plan - 85% complete.

Capital Improvements Program (Annual Revision) - goal met.

- D. Is the community participating in regional, area, or metropolitan planning program? Yes No. If "Yes" is checked, identify the program and the participating agencies.

1. Puget Sound Regional Planning Council and Puget Sound Governmental Conference - general planning for four-county area (King, Kitsap, Pierce and Snohomish). Council includes representatives from forty-six planning commissions and is advisory to the Conference which is composed of legislators from the counties and cities in the area.

(over)

Puget Sound

2. Regional Transportation Study. Transportation planning for metropolitan (4-county) area. City participates through the Puget Sound Governmental Conference and through the Regional Planning Director's Committee.
3. Municipality of Metropolitan Seattle. City represented in its governing body and its function is to plan and execute facilities for disposal of sewage for the metropolitan area. Function may be enlarged to include mass transportation.

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E. Schedule for the periodic review and up-dating of the plan.

| ITEM | CHECK IF CURRENT | WERE ITEMS REVISED SINCE LAST SUBMISSION? | | SCHEDULED DATE NEXT REVIEW IS TO BE COMPLETED |
|--|---------------------|---|----|---|
| | | YES | NO | |
| LAND USE PLAN | (Review in Process) | | X | |
| MAJOR THOROUGHFARE PLAN | (Review in Process) | | X | |
| COMMUNITY FACILITIES PLAN | (Review in Process) | | X | |
| XXXXXXXX Capital IMPROVEMENTS PROGRAM | X | X | | |
| ZONING ORDINANCE | X | | X | (Continuous) |
| SUBDIVISION REGULATIONS | X | | X | |
| | | | | |
| | | | | |

F. Has the community met the goals for plan review set forth in its last submission?
 Yes No. If "No" is checked, indicate fully what progress was made and why such goals were not met.

No specific goal set for plan review. Review is established as an annual procedure. Hope to modify and republish the Comprehensive Plan in 1962.

- G. Briefly describe the ways in which other agencies of local government have implemented the plans and policies developed by the planning agency.
1. By Executive Order of the Mayor, every city department, (i.e. Engineering, Park, Building, etc.) must submit any plan for physical development of the City to the Planning Commission for review and the Mayor must have such review before any department may proceed to execute.
 2. School District has followed plans in expansion and building new facilities.
 3. The 5-year Capital Improvement Program implements plans for arterial, park, library, utility and other public improvements for which a \$31,000,000 bond program was adopted in 1960 to add to available financial resources.

H. Does the Planning Commission receive technical help in its planning activities:

1. On a consulting basis? Yes No
2. From resident staff employed to serve the Commission? Yes No

If "Yes" is checked for either item, indicate specifically the kind of technical help provided at this time, including the number and types of technical employees.

Professional staff:

3 - Administrative
2 - Research
7 - Planning Technicians
12 - TOTAL

I. Describe briefly plans (1) to provide or (2) to increase the present level of technical help, including the time schedule for putting such plans into effect.

One vacant technical position to be filled within 90 days.
No plan for increased staff.

J. Briefly indicate new goals that have been established for the coming year.

1. Revision of Comprehensive Plan. (forward from 1961).
2. Study of Fringe Area Problems and Annexation.
(continuing study jointly with County).
3. Leschi Neighborhood Plan (third of neighborhood plans instigated as a consequence of the urban renewal program).

Supplementary material required. Submit, with this Review of Progress, the following supplementary material:

- (1) In each case where a land use plan, a thoroughfare plan, a community facilities plan, a public improvements program, or other special plan has been adopted or revised since the last submission, submit one copy of the plan or revision, including maps, text, and other related material.
- (2) In each case where a zoning ordinance has been adopted or amended since the last submission, submit one copy of the new ordinance or amendment, including one copy of any amended zoning map.
- (3) In each case where the community has adopted or amended subdivision regulations since the last submission; submit one copy of the ordinance or amending ordinance.
- (4) In each case where the community has placed in effect since the last submission, a land use plan, a major thoroughfare plan, a public improvements program, or a community facilities plan, submit one copy of the evidence of official recognition of such plan. This evidence may be in the form of minutes of the meeting of the Planning Commission or governing body at which such action was taken, or of a letter from the Mayor, City or Town Manager, or Chairman of the Planning Commission stating that such plan is officially recognized and used in planning and controlling the development of the community.
- (5) One copy each of any plan reports issued since the last submission which indicate the progress of planning in the community.

NEIGHBORHOOD ANALYSES

OBJECTIVE: A community-wide study to determine what areas are blighted or in danger of becoming blighted and the identification of the nature, intensity, and causes of blight as a basis for the planning of neighborhoods of decent homes in a suitable living environment.

- A. Indicate the status of each of the following items by completing either column 1, or columns 2 and 3, with respect to a complete analysis of all neighborhoods in the community.

| ITEM | 1 DATE THIS ITEM WAS COMPLETED | 2 PERCENT COMPLETED | 3 DATE FOR COMPLETION OF THIS ITEM |
|---|--------------------------------------|---------------------------|--|
| DELINEATION OF NEIGHBORHOOD AREAS AND BOUNDARIES | 1957 | | |
| INFORMATION ON HOUSING CONDITIONS INCLUDING LOCATION AND EXTENT OF BLIGHT OR POTENTIAL BLIGHT | 1954 | | Community Renewal Program- 1963 |
| CHARACTERISTICS OF FAMILIES AFFECTED BY POOR HOUSING | - | - | Community Renewal Program - 1963 |
| ADEQUACY OF COMMUNITY FACILITIES AND SERVICES, BOTH PUBLIC AND PRIVATE. | - | - | 1962 |
| CAUSES OF BLIGHT | - | - | Community Renewal Program - 1963 |
| IDENTIFICATION OF STEPS NEEDED TO ELIMINATE PRESENT BLIGHT AND PREVENT FUTURE BLIGHT | 1954 | | Community Renewal Program - 1963 |

- B. Briefly describe progress made during this last year and indicate new goals established for the coming year.

1. Continuing study of the Central Business District with preliminary identification of areas for urban renewal treatment completed. To be coordinated with the Community Renewal Program.
2. Community Renewal Program to be undertaken in 1962-1963
3. Continue study of Leschi Neighborhood and relate plan to urban renewal program.

- C. What has the community made since the last submission of the data assembled through the neighborhood analyses to develop and carry out a specific program for the elimination and prevention of slums and blight in any neighborhood?

1. Undertaken Survey and Planning of First Hill Urban Renewal Project.
2. Undertaken Survey and Planning of Northlake Urban Renewal Project.
3. Assemble information, obtained City Council commitment to provide local funds for South Seattle Redevelopment Project.

*The City Council has committed a cash appropriation of \$50,000 toward the local 1/3rd of this program and authorized employment for 1962 of a person on the Urban Renewal Office Staff to direct the program. The Urban Renewal Office is currently working with the University of Washington to develop an application for Community Renewal Program which will be submitted the first quarter of 1962.

- D. What plans does the community have for the further use of such data in developing specific programs for the elimination and prevention of slums and blight in each neighborhood?

Emphasis is made on the Community Renewal Program and the decision made by the Mayor and City Council that no further urban renewal projects be considered until the Community Renewal Program is completed. (C.R.P. application is being prepared.)

- E. What progress has been made in community-wide programming of renewal activities (code enforcement, rehabilitation, clearance and redevelopment, etc.), neighborhood by neighborhood.

1. City Council has appropriated funds and authorized employment of four additional urban renewal aides to launch code enforcement outside urban renewal projects on a neighborhood by neighborhood basis.
2. Shortly after the start of 1962, it is proposed to work with SURE, and interested neighborhood councils, such as Leschi, Madison-Minor-Madrona, etc. to map out specific programs.

Supplementary material required. To the extent that such material is available and has not been previously submitted.

- (1) Submit one copy of analyses, statistical data or estimates (including maps and charts) on the total blight problem of the locality (e.g. numbers and locations of substandard units, data on occupancy characteristics, etc.)
- (2) Submit one copy of a map showing the delineation of logical residential neighborhoods for planning purposes. The map should also indicate those neighborhoods where early action to correct conditions of blight is planned, if such information is known.
- (3) Submit one copy of community-wide program for renewal activities.

OBJECTIVE: To identify and establish the administrative responsibility and capacity for carrying out overall Program for Community Improvement activities and for the enforcement of codes and ordinances.

- A. **Coordination.** Describe changes since the last submission in the way in which the community's overall Program for Community Improvement is being coordinated.
1. No change in administrative structure.
 2. Continued progress has been made in gaining interdepartmental participation.
 3. Great progress has been made in enlisting community support for code programs.
- B. Describe briefly progress made during the past year in strengthening any weak spots--insufficient staff, ineffective procedures--in the community's administrative organization for carrying out the Program.
1. Housing Code enforcement staff increased from 5 to 9. City-wide enforcement begun on a spot basis.
 2. Abatement procedures strengthened, but still require further revision and legislation to implement.
 3. Urban Renewal Office staff to be increased from 7 to 11 or 12 in 1962, with addition of positions to provide public information, rehabilitation and financing advise to property owners, and service to neighborhood citizens organizations.
- C. **Code Enforcement.** Describe briefly (a) any changes since the last submission in code enforcement techniques and (b) plans for improving the code enforcement program, including the time schedule for putting such plans into effect.
1. One person has been hired for Air Pollution Code enforcement.
 2. Housing Code enforcement procedures have been established.

(No present plans for changing the code enforcement program)

NOTE: If any data provided below is for less than 12 months, give the beginning and ending dates of the period actually covered.

1. Complete the following for each code already in effect:

| KIND OF CODE | DEPARTMENT OR OFFICIAL RESPONSIBLE FOR ADMINISTRATION AND ENFORCEMENT | NUMBER OF INSPECTORS THIS YEAR | NUMBER OF INSPECTORS PROPOSED FOR NEXT YEAR |
|-----------------|---|--------------------------------|---|
| BUILDING | Superintendent of Buildings | 21 | 21 |
| PLUMBING | Director of Sanitation | 5½* | 5½* |
| ELECTRICAL | Superintendent of Buildings | 17 - | 17 - |
| FIRE PREVENTION | Fire Chief (200 Firemen work at this parttime) | 9 | 9 |
| HOUSING | Superintendent of Buildings | 5 | 5 |
| ANTI-LITTER | Police Chief | All Policemen | All Policemen |
| AIR POLLUTION | Superintendent of Buildings | 1 | 1 |

2. Complete the following for codes proposed to be adopted during the next 12 months.

| KIND OF CODE | DEPARTMENT OR OFFICIAL TO BE RESPONSIBLE | ADDITIONAL INSPECTORS |
|--------------|--|-----------------------|
| | | |
| | | |
| | | |

3. For each of the following codes already in effect, provide the data indicated below for the past 12 months as evidence of the community's enforcement activity.

| ITEM | BUILDING CODE | PLUMBING CODE | ELECTRICAL CODE | HOUSING CODE | OTHER (Air Pollution) |
|--|---------------|---------------|-----------------|------------------------|-----------------------|
| NUMBER OF PERMITS ISSUED UNDER CODE | 10,500 | 4,050 | 15,000 | - | - |
| NUMBER OF INSPECTIONS MADE | 35,000 | 12,150 | 61,000 | 2,000 | 500 |
| NUMBER OF VIOLATIONS DETECTED ^{1/} | 2,600 | 500 | 7,800 | 100 | 175 |
| NUMBER OF VIOLATIONS VOLUNTARILY CORRECTED ^{1/} | 2,400 | 495 | 7,650 | 75 | 60 |
| NUMBER OF STOP ORDERS ISSUED | 600 | 12 | 150 | Inc. with Sid. & Elec. | 2 |
| NUMBER OF COURT CASES INSTITUTED | 4 | 3 | 0 | 1 | 0 |
| A. WON BY CITY | 3 | 3 | 0 | 1 | 0 |
| B. LOST BY CITY | 0 | 0 | 0 | 0 | 0 |
| C. PENDING TRIAL | 1 | 0 | 0 | 1 | 0 |
| D. FINES LEVIED (NUMBER) | 0 | 2 | 0 | 1 | 0 |
| E. FINES LEVIED (AMOUNT) | 0 | \$ 170 | 0 | \$ 50 | 0 |

^{1/}Count only violations for which a formal notice is issued. Multiple violations of any one code in a single structure should be counted as a single violation. However, if records are maintained on another basis, use available figures and explain below the basis upon which such figures are maintained.

4. Condemnation actions in past 12 months in connection with code violations

| | NUMBER |
|---|--------|
| * A. DWELLING UNITS CONDEMNED FOR CODE VIOLATIONS | 12 |
| B. DWELLING UNITS BROUGHT INTO COMPLIANCE WITH CODE AFTER BEING CONDEMNED | 0 |
| C. DWELLING UNITS RAZED AFTER CONDEMNATION | 12 |

*Figures reported in 1960 were in error-were for all of King County. This report for Seattle only.

5. Describe briefly the results of any planned program of code enforcement. If areas of the community have been newly selected since the last submission for an especially intensive planned program of code enforcement, identify them and describe briefly the techniques to be used.

1. Cherry Hill Non-assisted Area. Since enforcement began in 1961, more than 48% of the 187 substandard structures have been brought to standard or, in the case of 7, voluntarily removed or abated. New construction of 16 dwelling units is completed or in process and 24 more are planned. (Total private investment made and now planned is \$40,000).
2. City-wide enforcement. Police officers have listed approximately 200 structures which appear dilapidated. Non-project enforcement has begun on these properties as a first phase of the non-project program.

D. Zoning Ordinance

1. By what department or official is the zoning ordinance administered?
Superintendent of Buildings interprets and enforces. Planning Commission makes recommendations on rezoning petitions and certain conditional use applications.*
2. By what department, official, or board are variances from the ordinance considered?
Board of Adjustment
3. By what department, official, or board are appeals from administrative decisions considered?
City Council
4. Furnish the following data for the past 12 months:

| ITEM | NO. FILED | NO. GRANTED |
|--|-----------|-------------|
| A. REQUESTS FOR REZONING | 111 | 52 |
| B. REQUESTS FOR VARIANCES UNDER THE ZONING ORDINANCE | 332 | 283 |
| C. APPEALS FROM ADMINISTRATIVE DECISIONS ON ZONING | 63** | 30 |

E. Subdivision Regulations

1. By what department or official are the subdivision regulations administered?
Engineering Department
2. Number of preliminary plats submitted during the past 12 months? 10
 Approved: 9 Disapproved: 1
2. Number of final plats 10
 Approved: 5 (4 pending) Disapproved: 1 Withdrawn (None)

F. Describe briefly progress made and planned to improve (1) administrative procedures and (2) record keeping on administrative actions.

1. The function of the Housing Advisory Board has been established and implemented by administrative procedure.
2. The Supervisor of the Urban Renewal Aides controls record keeping and processing of housing code actions together with abatement actions. This assignment of responsibility results in greatly improved administration.

Supplementary material required. None required under this section.

* Board of Adjustment takes definitive action on variances, special exceptions and most conditional use applications.

** Appeals to City Council from Board of Adjustment decisions.

OBJECTIVE: *The recognition of need by the community and the development of the means for meeting the costs of carrying out an effective program for the elimination and prevention of slums and blight.*

- A. Complete the following table. If accounts and budgets are not set up on this basis, reasonably accurate estimates may be used. Estimate expenditures this year on a full 12-month basis through the end of the community's fiscal year.

| ACTIVITY | AMOUNT EXPENDED OR BUDGETED | | SOURCE OF FUNDS (Fees, general funds, etc.) |
|------------------------------------|-----------------------------|---------------------|---|
| | THIS FISCAL YEAR | NEXT FISCAL YEAR | |
| CODE ENFORCEMENT | \$638,700 | \$725,000 | Fees, General Funds |
| DEVELOPMENT OF COMPREHENSIVE PLAN | 39,400 | 41,400 | General Funds |
| ZONING ADMINISTRATION | 62,300 | 65,000 | General Funds |
| SUBDIVISION CONTROL ADMINISTRATION | 500 | 500 | General Funds |
| NEIGHBORHOOD ANALYSES | * | * | |
| | | | |

* Comprehensive Plan revision costs and Neighborhood Analysis costs not segregated. Both are the work of the Advance Plans Section in which one fourth of the technical staff are employed.

- B. List any contributions or grants of money or services within the past year to the community, by private sources or other public sources, for the kinds of activity indicated in A, above.

(None)

| ACTIVITY | CONTRIBUTED BY | AMOUNT OR ESTIMATED VALUE OF SERVICES |
|----------|----------------|--|
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C. Does the community have a capital improvements budget or similar program for financing the future provision of scheduled public works and improvements? Yes No
If "Yes" is checked, what is the latest fiscal year covered by this program? 1966
If "No" is checked, when does the community contemplate formulating such a program or budget? Beginning with what fiscal year? _____

D. Describe briefly any significant changes since the last submission in the community's ability or willingness to give financial support to activities in any of the categories identified in Paragraph A on the preceding page. If the amounts actually expended last year for any category was substantially less than that estimated in the last submission, indicate the reason therefor. Briefly indicate new goals established for the coming year.

1. The most significant changes are the expansion of the Building Department Division assigned to Housing Code enforcement from 5 to 9 persons and the employment of an Air Pollution Enforcement Officer.
2. We shall work toward increased level of enforcement of the Housing Code on city-wide basis, neighborhood by neighborhood.

E. If one or more Federally-assisted Urban Renewal projects are contemplated, what tentative plans, if any, have been made to provide the community's share of project costs?

1. Whereas the Survey and Planning Application for the Yesler-Atlantic Project contemplated no cash commitment by the City, Part I of the Loan and Grant Application indicates the City may have to advance \$208,000 and the Council in Resolution No. 19018, November , 1961, has committed the City to advance up to this amount in cash if required.
2. The City Council has authorized filing a Survey and Planning Application on the South Seattle Redevelopment Project and has committed the City to meeting the local share of cost (\$781,600) on a cash basis.

Supplementary material required. Submit one copy of capital improvements budget or similar program if available.

HOUSING FOR DISPLACED FAMILIES

OBJECTIVE: A community program to relocate families displaced by governmental action in decent, safe, and sanitary housing within their means. Governmental action includes code enforcement, slum clearance, and the construction of highways and other public works.

A. What agency or officials have the responsibility for providing relocation assistance to families displaced by all types of governmental action?
Housing Authority of the City of Seattle

Is the responsibility for relocation planning placed in the same agency or officials?
 Yes No

If "No" is checked, name the agency or officials responsible for relocation planning.

B.1. Outline in the table below the number of families actually displaced by various types of governmental action during the preceding year.

Past displacement by governmental action from Dec., 1960 to November, 1961
(Mo. and yr.) (Mo. and yr.)

| TYPE OF DISPLACEMENT | NO. OF FAMILIES |
|---|-----------------|
| URBAN RENEWAL * | - |
| HIGHWAYS | 672 |
| CODE ENFORCEMENT | 14 |
| OTHER (SPECIFY) <u>(Schools, City Capital Improv)</u> | 122 |
| TOTAL FAMILIES DISPLACED DURING THE YEAR | 808 |

*Non-Assisted project displacement reported as code enforcement

2. Indicate whether these families have been satisfactorily rehoused, describing any problems or difficulties encountered in their relocation.

No great problems have been encountered. The low-rent units of the Seattle Housing Authority have been of substantial assistance and sufficient private housing has been available to meet the need. (Multi-family rental vacancies were 9.8% in April and 5.3% in October. Source: Seattle Real Estate Research Committee)

C.1. Outline in the table below the latest community plan for the relocation of families to be displaced by governmental action in the next two years.

Relocation Housing Needs. Time Period: December, 1961 to November, 1963
(Mo. and Yr. to Mo. and Yr.)

| TYPE OF DISPLACEMENT | NO. OF FAMILIES |
|---|-----------------|
| URBAN RENEWAL | 245 |
| HIGHWAYS | 1,200 |
| CODE ENFORCEMENT | 40 |
| OTHER (SPECIFY) <u>(Schools, City Capital Improv.; Housing Authority)</u> | 279 |
| TOTAL FAMILIES TO BE DISPLACED | 1,764 |

Relocation Housing Resources* expected for same time period

| TYPE OF HOUSING | NO. OF UNITS |
|--|----------------|
| EXISTING HOUSING | |
| TURNOVER IN PRIVATE HOUSING @ <u>27%/yr.</u> | 97,800 |
| TURNOVER IN PUBLIC HOUSING | 3,000 |
| NEW CONSTRUCTION | |
| PRIVATE NEW | 2,825 |
| PUBLIC NEW | 300 |
| UNITS TO BE REHABILITATED | None |
| TOTAL AVAILABLE TO DISPLACED FAMILIES | 103,925 |
| SURPLUS OR DEFICIT OF AVAILABLE HOUSING | 162,161 |

*Include only standard housing that displaced families may reasonably be expected to obtain in competition with other families in the market and which is within their means, available to, and suitable for their occupancy. Utilization of vacancies is to be included with turnover.

2. Describe the measures being taken to make certain that the new construction indicated above will take place in the volume estimated. If Section 221 or public low-rent housing is contemplated, what steps have been, or will be, taken by the community to obtain such housing. If a deficit of available housing is shown, what measures will be taken to overcome it?

The figures were arrived at by averaging the units indicated in building permits issued in 1959, 1960 and 1961 projected and discounted by 10%. Since the figures for 1960 and 1961 were the lowest in the last 10-year period, the estimate of new construction is regarded as conservative.

- D. Has a long-range (beyond two years) plan for providing housing for displaced families been prepared or revised? Yes No

If "No" is checked, by what time will it be prepared and put into effect?

A specific plan will be prepared when there is indication of need. In 1959 (1800 families displaced), the greatest displacement occurred and the subsequent 2 years have been at a high rate (800-900) without there being hardships created from inadequate supply.

- E. Describe any significant changes that have occurred since the last submission in the community's ability to provide housing for displaced families, including housing for minority groups.

The Seattle Housing Authority has programmed 300 units for elderly occupants. The State's 1957 law against discrimination in federally-assisted housing has been found unconstitutional by the State Supreme Court and this ruling may be appealed to the U.S. Supreme Court. However, since displacement of non-white families is largely limited to the Yesler-Atlantic Urban Renewal Area which is a conservation project, provision of adequate housing can be accomplished by assisting individual families and without measures to greatly expand the supply. Activity in the Cherry Hill Non-Assisted Project has produced construction of 16 new units with 24 more presently projected. This construction is at a rate adequate to supplement the existing supply.

The displacement resulting from the Central Freeway which has and will occur has involved small numbers of minority race families. Of the total of 1,753 displaced in mid-town, 43 are Negro and 67 other non-white families. Of these 43 Negroes and 20 others are now in low-rent public housing and will be transferred to other units.

- F. Indicate progress made, or planned, in establishing working relationships between officials responsible for this phase of the Program for Community Improvement and those of all governmental programs likely to cause family displacement--both in helping plan relocation needs and resources and in helping displaced families relocate in the housing available or to be made available.

Agencies within City government are coordinated by the Urban Renewal Coordinator under the direction of the Mayor. The Greater Seattle Housing Council is developing a plan for a listing service which will make available to minority race families housing outside the geographic areas where they are presently concentrated. Financial support will be sought from the City and the Federal government under the Section 314 Demonstration Program.

Supplementary material required. Submit one copy of any report or plan for the relocation of displaced families prepared since the last submission.

OBJECTIVE: Community-wide participation on the part of individuals and representative citizens' organizations which will help to provide, both in the community generally and in selected areas, the understanding and support necessary to insure success.

- A. Official responsible for the development of citizen participation in the Program for Community Improvement.

Urban Renewal Coordinator

- B.1. A Citizens' Advisory Committee was established on January 23, 1958.

2. How frequently has the committee met and when was the last meeting held?

Its Board meets monthly, its Executive Committee weekly and Standing Committees on call.

3. If not given in previous submissions, list the members of the Citizens' Advisory Committee, including any new members appointed since the last submission, and show their business, professional, civic, and other affiliations.

(Previously given)

- C.1. A subcommittee of the Citizens' Advisory Committee or a special committee on minority group housing problems was established on February, 1956.

If not given in previous submissions, list the members and the groups or organizations they represent.

The Greater Seattle Housing Council is the coordinating agency for work in this problem area. Its membership includes official representatives of the following:

Membership

Housing Interests -AIA, Apt. Operators
Home Builders, Real Estate Board,
Mortgage Bankers

Interested Agencies -Civic Unity, Neighbor-
hood House, Am. Jewish Cong, Anti-Defam.
League, NAACP, East Madison YMCA, Urban
League (and others).

Advisory

Local Public Bodies - Seattle Housing
Authority, Public Schools, Office of
Urban Renewal, Dept. of Health,
Planning Commission.

Local Offices-Federal Agencies-FHA, HHFA,
VA, State Bd. Against Discrimination.

2. Describe briefly the progress of this special committee or subcommittee in the study of minority group housing problems and the means of assuring full opportunity in housing for all.

The Greater Seattle Housing Council has been generally effective in the education of its own members to recognize and combat discrimination in housing. It has also conducted research and reports are submitted herewith. The Council holds an annual large scale dinner meeting with nationally recognized authorities to discuss open housing. However, this work has, to date, not been demonstratively effective in opening of middle income housing in outlying areas or in creating new low-income housing easily available to minority groups.

The purpose of the Greater Seattle Housing Council to eliminate discrimination in housing should be encouraged and this is a specific objective for 1962 for the City.

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- D. List any other subcommittees of the citizens advisory committee established, or to be established, to study special problems, showing officials and citizen groups represented.

(Previously given)

- E. Describe briefly citizen participation programs carried out or planned for neighborhoods or areas to be directly affected by clearance, intensive code enforcement, conservation, etc.

1. Cherry Hill (Wash.R-4(NA)). Jackson Street Community Council assists the block organization of residents by providing professional services. SURE has worked directly with individual property owners to assist in structural repair and gaining financing.
2. SURE, under contract with the City, has fostered the organization of the Yesler-Atlantic Citizens Conference and provided professional leadership in the Wash. R-5 area. Jackson Street Community Council also works with residents who are within the area also served by the Council.
3. Under sponsorship of SURE and assistance from United Good Neighbors and the Seattle Urban League the Youngstown Community Council, Leschi Community Council, Madison-Madrona-Minor Citizens' Council have been assisted to study their areas and to develop proposals for blight elimination.

- F. Summarize briefly significant changes that have taken place since the last submission in the extent of citizen support and participation in the community improvement effort including significant activities of business, professional and civic groups and of the press, radio and television. Indicate new goals for the coming year.

The most significant change has been the joint decision of the City and SURE that SURE discontinue providing direct services to urban renewal areas with the City to take on this responsibility. Thus a goal for 1962 is the employment by the City from local appropriation of a qualified person to develop a program of community relations and to directly assist the citizens' organizations in urban renewal project areas. In addition, the City, will employ a person to give counsel regarding rehabilitation and financing to individuals in urban renewal areas.

Supplementary material required. Submit available material, including a copy of the Citizens' Advisory Committee report and other locally prepared explanatory material, press clippings, and similar material, evidencing citizen participation and interest since the last submission.

