

(GENERAL)

FILE NO. 251271

~~RES. NO. 19940~~
PETITION

OF
MAYOR FOR
APPROVAL OF REPORT TITLED " A REVIEW OF
PROGRESS UNDER THE WORKABLE PROGRAM" FOR
1964 WHICH HAS BEEN PREPARED BY THE URBAN
RENEWAL DIVISION.

7/15/64 - Hold - 2 - who by 7/29/64
7/29/64 - Grant - prep. res.
for introduction & adopt.
8/3/64

JUL 13 1964

FILED

C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY W. A. Perine DEPUTY

ACTION OF THE COUNCIL

REFERRED

JUL 13 1964

REFERRED

REFERRED

REPORTED

AUG 10 1964

RE-REFERRED

REPORTED

TO

~~Planning & Codes~~
Planning & Codes

TO

TO

DISPOSITION

GRANTED

TO

DISPOSITION

REPORT OF COMMITTEE

Mr. President:
Your PLANNING AND CODES Committee
to which was referred the within Petition of Mayor
would respectfully report that we have considered the same and respectfully recommend that.....

THE SAME BE GRANTED.

(Res. No. 19940)

CHAIRMAN

CHAIRMAN

(GENERAL)

FILE NO. 251271

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MAYOR FOR

APPROVAL OF REPORT TITLED "A REVIEW OF
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*7/11/64 - Hold. 2 - who by 7/29/64
7/29/64 - Grant - prep. res.
for introduction & adopt.
8/3/64*

JUL 13 1964

C. G. ERLANDSON
CONTROLLER AND CITY CLERK

BY *M. A. Fern* DEPUTY

ACTION OF THE COUNCIL

REFERRED	JUL 13 1964	TO <i>Planning & Codes</i>	DISPOSITION
REFERRED		TO	DISPOSITION
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REPORT OF COMMITTEE

Mr. President:

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THE SAME BE GRANTED.

(Res. No. 19940)

CHAIRMAN

CHAIRMAN

[Signature]

July 29, 1964

Honorable A. L. Newbould
Corporation Counsel
City of Seattle

Dear Mr. Newbould:

Attached is File No. 251271, petition of the Mayor for approval of report entitled "A Review of Progress Under the Workable Program" for 1964 which has been prepared by the Urban Renewal Division.

The Planning and Codes Committee, at its meeting today, recommended that the petition be granted and requests that you prepare the necessary resolution in accordance with the recommendation of the Mayor attached to said file.

Due to the urgency of the matter, it is requested this legislation be ready for introduction and adoption at the next meeting of the City Council on Monday, August 3, 1964.

Very truly yours,

PLANNING AND CODES COMMITTEE

Mrs. Harlan H. Edwards
Acting Chairman

MSE:cjc
Att.

Council File

COMMUNITY IMPROVEMENT PROJECTS
UNDER THE
WORKABLE PROGRAM
FOR COMMUNITY IMPROVEMENT

Seattle, Washington

city and state

submitted to the
Housing and Home Finance Agency on

_____ date

_____ signature of the chief executive

J. D. Braman, Mayor

name and title

This form is designed to elicit from the community the information needed to determine whether it has a Workable Program meeting the requirements of Section 101(c) of the Housing Act of 1949, as amended. The HHFA booklet "Workable Program for Community Improvement", and related written material, should be used in preparing the form. It gives the specific requirements that must be met to qualify for Program recertification as well as policy guidance. All questions on the form must be answered or adequate explanations given. Additional pages should be attached where needed to permit a full presentation of the local Program. Submit an original and three copies to the HHFA Regional Office.

CITY OR TOWN	COUNTY	STATE
SEATTLE	KING	WASHINGTON

FORM OF GOVERNMENT
Mayor, City Council

PRINCIPAL SOURCES OF EMPLOYMENT *

Total manufacturing - 98,500	Transportation, Communication, Utilities - 27,200
Mining, Forestry, Fishing - 1,700	Trade and Services 151,500
Construction - 17,800	Government 58,600

POPULATION, 1950 CENSUS	POPULATION, 1960 CENSUS	POPULATION, CURRENT ESTIMATE
467,591	557,087	564,000

Housing-1960 Census

Total No. of Housing Units	215,981
Total No. Substandard and Deficient Units	41,446
— Dilapidated Units	5,212
— Deteriorating Units	21,519
— Sound Units lacking some or all plumbing facilities	14,715

THIS PROGRAM SUBMISSION WAS APPROVED BY THE GOVERNING BODY OF THE COMMUNITY ON:

DATE OF ACTION

By such approval, the governing body confirms its obligation to use its authority and local public and private resources in an effective plan of action to eliminate and prevent slums and blight and to submit an annual Report of Progress to the Administrator of the Housing and Home Finance Agency.

Name and title of the official(s) responsible for preparing this submission and for coordinating the program.

John P. Willison, Director of Urban Renewal

The following programs of the Housing and Home Finance Agency are being utilized in the community: * All programs except CFA Public Facility Loans; PHA construction loans; URA, GHRP Advances, and Demonstration Grants; and* the Voluntary Home Mortgage Credit Program. Contrary to standard procedure, local mortgage lenders are purchasing FHMA mortgages.

The community plans to utilize the following HHFA programs: *
None other than are presently being utilized.

* See list on following page.

* Labor Market Trends in the Seattle-Everett Metropolitan Area, Washington State Employment Security Department, King County Portion, April, 1964

HOUSING AND HOME FINANCE AGENCY PROGRAMS
(PROGRAMS FOR WHICH A WORKABLE PROGRAM IS A PREREQUISITE ARE INDICATED BY *)

OFFICE OF THE ADMINISTRATOR

Mass transportation facility loans to public agencies. Demonstration grant program for mass transportation.

FEDERAL HOUSING ADMINISTRATION

In addition to its regular programs for the insurance of home mortgages, rental projects and home improvement loans, there are special programs which include:

- Section 220 for housing construction and rehabilitation in urban renewal project areas:

Section 221 for displaced families and for others of low and moderate income:

- Section 221 (d) (3) for below-market or low-interest rate loans for rental projects to non-profit, limited dividend and co-operative groups and to certain public bodies or agencies:

Rehabilitation loans of up to \$10,000 and up to 20 years; and Housing for the elderly and for nursing homes.

PUBLIC HOUSING ADMINISTRATION

- Loans to local housing authorities to help finance construction of public housing and annual contributions to permit operation of the units at low rents with special provisions for housing for the elderly.

COMMUNITY FACILITIES ADMINISTRATION

Public Works Planning Advances to public agencies to plan needed public works.

Public Facility Loans to finance the construction of needed public works or facilities for communities under 50,000 population or up to 150,000 for Area Redevelopment communities.

College Housing loans to construct student and faculty housing and related facilities.

Housing for the elderly loans to non-profit corporations, consumer cooperatives and certain public bodies or agencies.

URBAN RENEWAL ADMINISTRATION

- Urban Renewal Project loans and grants for planning, clearing or rehabilitating slum or blighted areas.
- General Neighborhood Renewal Planning advances for areas of such size that renewal may be spread over a period of up to 10 years.
- Community Renewal Program grants for developing a renewal program for an entire community.

Urban Planning Grants to assist in developing comprehensive plans, including mass transportation planning, for communities under 50,000 population, for communities designated under the Area Redevelopment Act as redevelopment areas, for metropolitan areas, regions and states.

Open Space Land grants to assist local bodies in acquiring land for permanent open spaces.

Demonstration Grants for the development and testing of new and improved renewal techniques or methods.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

In addition to its Secondary Market Operations FNMA, under its Special Assistance programs, is authorized to support FHA Sections 220 and 221 by purchasing or making advance commitments to purchase insured mortgages.

VOLUNTARY HOME MORTGAGE CREDIT PROGRAM

Assists in placing with private lenders FHA-insured and VA-guaranteed home loans on properties in small towns and for members of minority groups in any area.

DECLARATION OF POLICY FOR THE WORKABLE PROGRAM
FOR COMMUNITY IMPROVEMENT

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 issued 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.

DECLARATION OF POLICY

During 1963, the City of Seattle progressed towards its goal of an active program of community improvement. Significant achievements include the execution of the University Addition-Northlake Urban Renewal Project, the executive appointment of the Human Rights Commission, and an improved program of citizen participation.

The University Addition-Northlake Urban Renewal Project is the first urban renewal project in the city to go into execution. The successful beginning of this project signifies the start of the city-wide program to eliminate blight and to improve the city-scape. This project provides expansion room for uniform development by the University of Washington, thereby contributing to the economic base of the city. This type of facility represents a factor in attracting new business to the city, and meeting the needs of existing ones. Cultural and educational institutions represent, in part, the liveability of the city - the extra attractions people can enjoy and utilize to make their lives more fruitful, interesting and pleasant.

The appointment of a Human Rights Commission officially directs the city and its people towards the goal of equal rights, and opportunity regardless of race, creed, or color. This Commission, thru a cooperative program with the public and such organizations as the Seattle Urban League, the Seattle Real Estate Board, the NAACP, CORE, SURE, the Fair Housing Listing Service and the Greater Seattle Housing Council, is progressing towards improvement in the economic, social and environmental climate of the minority races in Seattle.

The Seattle Urban Renewal Enterprise Incorporated progressed appreciably toward stabilizing its organizational structure and publicizing the urban renewal project work as well as the concepts of renewal applicable to the city at large. Part-time staff assistance from the City enables SURE to report quarterly on its activities, and organize its program to reach the greatest audience.

1963 did not mark any great change in the overall objectives of community improvement in Seattle. The direction is still towards executing the remaining two urban renewal projects which are in the survey and planning stages, and to improve on the relocation services provided persons and businesses displaced because of public action. The probability of all relocation services for urban renewal projects and other governmental actions being under the Division of Urban Renewal will depend on part on the availability of trained relocation personnel.

DECLARATION OF POLICY
(continued)

Community improvement work in 1964, should reach a milestone and should herald major goals in Seattle's program. All factors indicate that the Yesler-Atlantic Urban Renewal Project will go into execution late in 1964, the South Seattle Redevelopment Project will be ready for execution in 1965, and the Community Renewal Program should be completed.

The Yesler-Atlantic Urban Renewal Project emphasizes the conservation of existing structures and neighborhood facilities and typifies the most applicable type of urban renewal treatment for Seattle. Although, this most difficult type of project has been long in the making, much has been gained through a pioneering experience. Numerous difficulties have been overcome, thereby paving the way for future work.

The South Seattle Redevelopment Project presents an opportunity for the provision of prime industrial land, well planned with necessary amenities which are so essential to the stimulation of industrial growth and improvement of the economic base in the City.

The Community Renewal Program is scheduled to be completed in 1964, except for publication of the final report. This program should be related to the Comprehensive Plan and to the Capital Improvement Program to establish the basis for a coordinated city-wide program of community improvement, blight prevention and elimination. The program of community improvement will be cooperatively administered by the City's Executive Department with the advice and counsel of the City's Official Urban Renewal Advisory Board, and the Seattle Urban Renewal Enterprise, Inc., representing neighborhood, community and civic organizations, and interested persons at large.

During 1965, the City of Seattle should have three urban renewal projects in execution and should set the stage for an accelerated community improvement program.

CODES AND ORDINANCES

OBJECTIVE: The adoption of, and compliance with, adequate standards of health, sanitation, and safety under a comprehensive system of codes and ordinances which set 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 has or needs.

KIND OF CODE	1	2	3	4	
	CODES PREVIOUSLY IN EFFECT	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	TARGET DATE FOR ADOPTION	TITLE OF MODEL CODE	YEAR PUBLISHED
BUILDING	9/10/56			Uniform Bldg. Code	1964
PLUMBING		7/9/63		National & W.P.O. Uniform	1962
ELECTRICAL	5/11/55		*	N.F.P.A. Nat. Elect. Code	1962
HOUSING	4/20/60			Uniform Housing Code	
Air Pollution	2/9/61				
Fire Prevention	1/19/59			N.F.B.U. Suggested Fire Prevention Code	1958

*See Paragraph E, below

- 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, including statement of any problems encountered in the adoption of any of the above codes.

- C. If not shown in previous submissions, name the group(s) or committee(s) designated to assure a continuing review of codes; indicate what local officials and community groups are represented and how they will function. Describe the past year's work of the groups or committees established for continuing codes review.

In general, the advisory boards responsible for recommending code amendments are composed of the Code Research Director, the administrative official of the city directly concerned with the enforcement of the code, persons representative of industry from management and labor, and persons representative of the public.

In 1963, meetings were held by the advisory boards and amendments to existing codes were adopted, as follows:

	Meetings	Amendments
Building Code Advisory Board	2	13
Air Pollution Control Advisory Board	12	1
Fire Prevention Code Advisory Board	0	0
Electrical Code Review Board	40	5
Plumbing Code Advisory Board	7	6
Housing Advisory Board	21	0

4

A list of the advisory boards and their membership is attached.

BUILDING CODE ADVISORY BOARD

MA 2-4682	Baker, J. Swift Yates, Wood & McDonald 1411 4th Avenue Building 98101	Building Owners & Managers
MU 2-5755	Bjornstad, Trygve 1515 Dexter Horton Bldg. 98101	Structural Engineers Assn. of Wash.
MA 2-4711	Brice, Vernon White & Bollard, Inc. 223 Third Avenue 98104	Mortgage Bankers Association
SU 4-5290	Burfitt, Robert B. Burfitt Construction Company 1445 Northwest 56th Street 98107	Association of General Contractors
MA 2-4647	Callender, James A. Jones Building, 1331 3rd Ave. 98101	Puget Sound Engineering Council
MA 4-8542	Gunnette, Elmer (Alternate for Callender) 807 Dexter Horton Building 98101	Puget Sound Engineering Council
MA3-0963	Durham, Robert 1100 Denny Way 98109	American Institute of Architects
LA 3-7700	Fryer, Elwood Fryer 7 Knowles 6206 Roosevelt Way N. E. 98115	Seattle Construction Council
MA 3-8080	Miller, Lynn (Alternate for Fryer) 600 West Spokane 98104	Seattle Construction Council
MA 2-4481	Haas, Donald C. 616 4th Avenue West 98119	Apartment Operators Assn.
Ma 2-5060	Killion, E. M. (Chairman) 215 Columbia Street 98104	Seattle Chamber of Commerce
JU 3-3054	King, Fred J., Chief Plumbing Insp.	Health Department
JU3 -2355	Massart, Clarence F.	City Council
JU 3-2269	McCormick, C. S. (Alternate for McCoy)	Building Department
Ju 3-2268	McCoy, Fred B., Supt. of Buildings	Building Department
JU 3 2653	McPherson, S. H.	Fire Department
AT 2-2501 or EM 3-8044	Larson, Harold L. 12702 - 9th Ave. N. W. 98177	Home Builders Association
MA 4-1832	Wood, Grant A., Business Manager Plumbers & Pipefitters VA Loc. #32 2311 2nd Ave. 98121	Seattle Building Trades Council

CITY OF SEATTLE
AIR POLLUTION CONTROL ADVISORY BOARD

SU 4-9944	(66) Black, William M. Seattle Cedar Lumber Mfg. Co. 4703 Ballard Ave. N. W. (7)	Lumber Industry
ME 2-2734	(65) Bloss, Mrs. Hazel Kirk 4800 Fremont Ave. N. (3)	Apartment Operators Assn. of Wash.
543-4252	(66) Breyse, Peter A. Health Science Bldg. (5)	Environmental Research Laboratory University of Washington
MA 4 5244	(66) Clark, Donald L. W. G. Clark Construction Co. 408 Aurora Avenue N. (9)	Construction Industry
MU 2-6660	(63) Dunn, Theodore 516 James Street (4)	Seattle Chamber of Commerce
Ea 2-9400	(63) Kirby, H. Wayne Lucky Stores, Inc. 1400 E. Pine (22)	Public
WE 7-1408	(64) Lamphere, Mrs. Arthur 1339 California Ave. S. W. (16)	Public
Mu 2-1456	(65) Lee, Fairman B. (Chairman) Fairman B. Lee Co. Central Building (4)	American Society of Mechanical Engineers
Hu 2-8770	(64) Merritt,, Fred S. Washington Building (1)	Public
GL 4-2535	(64) McKay, Richard 9710 N. E. 13th St., Bellevue	Public
MA 2-1262	(65) Pigott, George M. Bennett & Pigott 1731 1st Ave. S. (4)	American Institute of Chemical Engineers
MA 2-8740	(66) Tongue, Gordon Ideal Cement Company 1320 Washington Bldg. (1)	Assn. of Washington Industries
MA 3-1300	(63) Whitcomb, David, Jr. Arcade Bldg., 1312 2nd Ave. (1)	Building Owners & Managers
656-8154	(64) Williamson, Dr. Sherman M. Medical Director, The Boeing Co. P. O. Box 3707 (24) Mail Stop 11-39	Public
JU 3-2537	John Van Amburgh, Acting Director of Sanitation	Health Department
JU 3-2367	Wing Luke, Chairman, Public Safety Committee	City Council
JU 3-2268	Fred B. McCoy, Supt. of Buildings	
JU 3-2269	C. S. McCormick, Asst. Supt. of Bldgs. (Alternate for McCoy)	
JU 3-2296	E. J. Crothers, Air Pollution Control Engineer	

FIRE PREVENTION CODE ADVISORY BOARD

MA 2-8124	Dahlgard, Dennis E. Port of Seattle P. O. Box 1209 98111	Port Commission, Port of Seattle
Ju 6-2801	Fairclough, Hugh (Boeing) 1624 42nd Ave. E. 98102 (Home Address)	American Institute of Chemical Engineers
PA 2-2240	Jones, Stanley P., Secy-Treas. Northwest Glass Company 5801 E. Marginal Way 98134	Assn. of Washington Industries
MA 2-6757	Linde, Carl 815 Mercer Street P. O. Box 1869 98111	Assn. of Washington Gas Utilities
MU 2-9255	Lowe, Carl M. 315 Grosvenor House 500 Wall Street 98101	Western Oil & Gas Association
JU 3-2355	Massart, Clarence F.	City Council
Ju 3-2269	McCormick, C. S.	Building Department
MA 3-3636	Nichols, Clayton F. Johnson & Higgins of Washington White-Henry -Stuart Building 98101	American Society of Mechanical Engineers
Mu 2-6935	Peck, Raymond H. 1266 Mercer Street 98109	American Institute of Architects (Washington State Chapter)
MA 2-8853	Pedersen, R. A. (Chairman) Alaska Bldg. 98104	Washington Surveying & Rating Bureau
Mu 2-6200	Schille, A. G. University Properties White-Henry-Stuart Bldg. 98101	Building Owners & Managers
Mu 2-0046	Sullivan, James Electrical Workers Union #46 2700 1st Avenue 98101	Seattle Central Labor Council
Ju 3-2653	McPherson, S. H.	Seattle Fire Department
MA 2-1447	Travis, B. A. Medical Arts Building 1117 2nd Avenue 98101	Seattle Chamber of Commerce
Ma 3-7600	Wood, James L.	Lighting Department

ELECTRICAL CODE REVIEW BOARD

ME 2-3773	Vern Bell Atkinson Electric Company 4033 Stoneway N. (3)	National Elec. Contractors Assn.
MA 3-2013	Lewis Vincent Bean Electric 924 1st Avenue South Seattle 4, Washington	National Assn. of Elec. Dealers
ME 2-4350	Ray O'Leary (Vice Chairman)	International Brotherhood of Electrical Workers, Local #46
MA 2-1447	Beverly Travis 405 Medical Arts Building (1)	Consulting Electrical Engineers
EA 3-1474	E. R. Walton 5549 60th Ave. N. E. (5)	National Electrical Manuf. Assn.
Ju 3-2764	D. A. Wellons Associate Electrical Plans Examiner	Building Department
Ma 3-7600	James Wood (Chairman) 1015 Third Ave. (4)	Lighting Department

PLUMBING ADVISORY BOARD

W. A. Botting

Harley Gibson

Fred J. King

C. A. Pangborn

Thomas Falconer

Plumbing Contractors

Plumbing Wholesales & Retailers

Health Department

Consulting Engineers

Journeyman Plumbers

HOUSING ADVISORY BOARD

William J. Bain, Sr.

American Institute of Architects

Ernest J. Riley

Real Estate Officer,
University of Washington

Archie Iverson

Seattle Home Builders Association

C. M. McCune

Seattle Urban Renewal Enterprise
(SURE)

Toru Sakahara

Attorney, Public

Chester B. Starks

Pacific First Federal Savings &
Loan Association

G. John Doces

Businessman, Public

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

KIND OF CODE	CODE REVIEWED SINCE LAST SUBMISSION		SCHEDULED DATE NEXT REVIEW TO BE COMPLETED ^{XX}
	YES	NO	
BUILDING	X		XX
PLUMBING	X		XX
ELECTRICAL	X		XX
HOUSING	X		XX
Air Pollution	X		XX
Fire	X		XX
Zoning	X		XX

The City's codes are under continual review by the Code Research Director, the listed Boards of Paragraph C, above, and the administrative departments. Amendments are made in light of newly published model codes and local needs. Complete revisions, i.e., Plumbing Code, are noted in "A", above.

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.
 A completely revised Plumbing Code has been adopted, 7/9/63. A completely revised electrical code is to be submitted for adoption by the City Council in July 1964.

F. Complete the following for each code already adopted or to be adopted during the next 12 months:

KIND OF CODE	DEPARTMENT OR OFFICIAL CURRENTLY RESPONSIBLE FOR ADMINISTRATION AND ENFORCEMENT	NUMBER OF INSPECTORS THIS YEAR	NUMBER OF INSPECTORS PROPOSED FOR NEXT YEAR
BUILDING	Building Department	22	22
PLUMBING	Seattle - King County Health Dept.	7	7
ELECTRICAL	Building Department	17	17
HOUSING	Building Department	13	13
Air Pollution	Building Department	2	2
Fire	Fire Department*	8	11
Zoning	Building Department Inspectors and Planning Commission staff		

NOTE: If part-time inspectors are used or if any inspectors enforce more than one code, the above numbers shall be broken down to show the fractional part of the time devoted to each code.

G. Code administration. (Answer either a. or b. plus c.)

a. If not show in previous submissions, describe plans for a comprehensive program for code compliance, including time schedule for putting such plans into effect.

*These are the number of inspectors in the Fire Prevention Division who serve as experts on special problems and involved inspectional work. Some 900 men of the Combat Division routinely inspect existing non-residential buildings for compliance with the building, fire and electrical codes.

- b. Describe any changes since the last submission in the plans for a comprehensive program for code compliance.

No major changes have been made in the plans for ordinance enforcement since the last submission of the workable program. It might be mentioned however that the Building, Fire, and Health Departments have adopted a procedure of meeting routinely to review the building, electrical, fire and plumbing ordinances to eliminate inconsistencies and to improve and coordinate respective enforcement programs.

- c. Indicate plans for improving the comprehensive program for code compliance, including the time schedule for putting such plans into effect.

In the Fall, 1964, some 900 men of the Fire Department Combat Division will start a routine systematic program of inspecting existing residential buildings throughout the City on the basis of the building, fire and electrical codes. This work will be done through voluntary admissions. The firemen will be primarily pointing out fire hazards in the form of overloaded electrical circuits; improper storage of fuel oil, and other combustible liquids; storage subject to spontaneous combustion; inadequate exterior egress, and like hazards to the health and safety of the occupants. This work will lead to eventual inspection of all structures in the city as these firemen now inspect all non-residential buildings twice a year on this same basis. This program has great potential in addition to its direct benefit to owners and occupants. As a screening process, this program should augment the on-going Community Renewal Program by providing direction for housing code enforcement, other code enforcement, and urban renewal project work. During 1963, the 8 inspectors listed in "F", above, made 8,915 inspections. The 900 firemen of the Combat Division made 88,569 inspections. These totals are included in "H", below under Other.

For each of the following codes already in effect complete the table to show inspection activity during the past 12 months.

ITEM	BUILDING CODE	PLUMBING CODE	ELECTRICAL CODE	HOUSING CODE	Fire OTHER
NUMBER OF PERMITS ISSUED UNDER CODE	8,940	3,377	13,357	////////	////////
NUMBER OF INSPECTIONS MADE ¹	30,048	7,000	31,571	5,400	97,481
NUMBER OF VIOLATION NOTICES ISSUED	3,500	2,000	2,560	121	////////
NUMBER OF VIOLATION NOTICES SATISFIED	3,300	1,900	2,410	141	////////
NUMBER OF STOP ORDERS ISSUED	700	10	108	////////	////////
NUMBER OF CERTIFICATES OF COMPLETION ISSUED	476	3,100	16,039	////////	////////

¹Count inspections on the following basis: one inspection is one visit by one inspector to one structure or property.

In relation to the Housing Code:

1. Are inspections for compliance with the Housing Code made on the basis of complaints only. Yes No , planned area house to house inspections, Yes No , or both, Yes No ?

2. Describe any changes made since the last submission in the basis, methods or techniques for securing Housing Code compliance.

No changes have been made in the basis, methods or techniques for securing Housing Code compliance.

3. Supply the following information in connection with the administration and enforcement of the Housing Code. (Note: If this same information is available in a different form of reporting by the community, it may be so reported in lieu of 1. 3.)

	Number of structures	Number of dwelling units
a. Inspected during past 12 months	4,600	13,000
b. (1) Found in noncompliance with housing code during past 12 months	374	1,573
(2) Noncompliance carryover from prior inspections	66	172
(3) Total requiring compliance action b(1) plus b(2)	440	1,745
c. (1) Brought into compliance during past 12 months	202	1,024
(2) Razed or otherwise eliminated during past 12 months	122	385
(3) Total compliance actions completed c(1) plus c(2)	324	1,409
(4) Remaining in noncompliance at end of past 12 months b(3) minus c(3)	116	336
d. Estimated number to be brought into compliance during the coming year	350	1,400

4. Complete the following table to show the record of appeals filed during the past 12 months as a result of noncompliance actions taken under the Housing Code. (Note: If the data called for below do not apply to the appeals procedure in your community, indicate the actions taken under your alternative procedure.)

Number filed with Appeals Board	<u>26</u>
Number resolved by Appeals Board	<u>26</u>
Number filed with local governing body	<u>0</u>
Number resolved by governing body	<u>0</u>
Number filed with courts	<u>0</u>
Number resolved by the courts	<u>0</u>

Supplementary Material Required. Submit 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, nationally recognized model codes, submit one copy of the adopting ordinance and one copy of each subsequent ordinance amending or affecting such codes. Do not submit copies of the model codes.
- (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.

OBJECTIVE: The development, approval or adoption, and implementation of a comprehensive general plan for the community as a whole.

A. A planning Commission or Agency was established on January, 1925

B. Fill in the following:

Comprehensive Community Plans, Programs and Regulatory Measures

ITEM	NOT APPROVED		APPROVED							
	TARGET DATE FOR APPROVAL		DATE LAST APPROVED OR AMENDED		CURRENT		UNDER REVIEW		TARGET DATE FOR COMPLETION OF REVIEW	
	MO.	YR.	MO.	YR.	YES	NO	YES	NO	MO.	YR.
LAND USE PLAN			July	1957	x		x		July	1965*
MAJOR THOROUGHFARE PLAN			July	1957	x		x		July	1965*
COMMUNITY FACILITIES PLAN			July	1957	x		x		July	1965*
ZONING ORDINANCE			Jan.	1963	x		Under continuous review.			
SUBDIVISION REGULATIONS			July	1957	x			x		
PUBLIC IMPROVEMENTS PROGRAM			Jan.	1964	x		x		Jan.	1965

* Refers to a complete re-evaluation and revision.

C. List any additional plans or planning studies; indicate whether in preparation or completed.

Fire Station Locations Report completed April, 1964
 Lake Union Study completed Sept., 1963
 Municipal Shops & Yards completed Dec., 1963
 Review of Parks & Recreation Plan will be completed May 1965

D. 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.

Review of the Land Use Plan, the Major Thoroughfare Plan, the Community Facilities Plan and the Public Improvement Program which was scheduled for completion in July, 1964 has been delayed pending completion of the Puget Sound Regional Transportation Study and the Seattle Community Renewal Program. The completion of the review is now scheduled for 1965.

The completion of the Fire Station Locations Report scheduled for completion in 1963 was not completed until 1964 due to a change of administration in the Fire Department.

The Lake Union Waterfront Study and the Municipal Shops and Yards Study were completed on schedule in 1963.

E. 1. Zoning Ordinance Compliance

a. By what department or official is the zoning ordinance administered? Superintendent of Buildings interprets and enforces. Planning Commission recommends on rezoning petitions and conditional use applications.

b. By what department or board are variances from the ordinance considered?

Board of Adjustment

c. By what department or board are appeals from administrative decisions considered?

City Council

d. Furnish the following data for the past 12 months: (Note: A printed annual report containing the information may be submitted in lieu of the data below).

ITEM	NO. FILED	NO. GRANTED
(1) REQUESTS FOR ZONING RECLASSIFICATION	77	43
(2) REQUESTS FOR VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE	641	416
(3) APPEALS FROM ADMINISTRATIVE DECISION ON ZONING *	108	52
(4) APPEALS TO COURTS FROM ACTIONS UNDER (1), (2) OR (3)	3	All upheld
(5) LEGAL ACTION TO OBTAIN COMPLIANCE WITH ZONING ORDINANCE	0	//////////

¹Number either denied or upheld

* Appeals to City Council from Board of Adjustment.

2. Subdivision Regulation Compliance

a. By what department or board are the Subdivision Regulations administered?

Engineering Department

b. Furnish the following data for the past 12 months:

	NO. FILED	NO. APPROVED	NO. DISAPPROVED	NO. WITHDRAWN
PRELIMINARY PLATS	4	4	0	0
FINAL PLATS	4	4	0	0

- F. Is the community participating in a regional, county, or metropolitan area planning program?
Yes No

If "Yes" is checked, identify the program and the participating agencies. If "No" is checked, indicate what steps are being taken, or could be taken, to participate in such a program.

1. Puget Sound Regional Planning Council and the Puget Sound Governmental Conference. The Council, composed of representatives of 46 planning commissions, coordinates general planning for a four-county area.
 2. Regional Transportation Study for a four-county area. The City participates thru the Puget Sound Governmental Conference and thru the Regional Planning Directors' Committee.
 3. Municipality of Metropolitan Seattle plans and executes disposal of sewage for metropolitan area. Functions may be extended to other areas such as mass transportation. The City has representation in the governing
- G. Does the Planning Commission receive technical help in its planning activities: body of "METRO".

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.

Residential staff serving the Planning Commission -

3 Administrative
2 Research
7 Planning Technicians

12 Total

In addition, a planning consulting staff has been engaged to study the problem of multiple residence zoning and high-rise apartment locations.

- H. 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.

There are no plans to increase the present planning staff.

- I. Describe how the local government and other local public agencies are using the plans developed by the planning agency and the technical assistance of the planning agency and its staff to insure orderly growth and development.

The physical development programs of all city departments are guided by the plans and technical advice of the Planning Commission and its staff. All plans for construction or extension of arterial streets, parks, libraries, fire stations and other municipal facilities are reviewed by the Planning Commission before they can be included in the Capital Improvement Program to ensure conformance with the Comprehensive Plan. During 1963, the Planning Commission reviewed 126 capital improvement projects. Three were found to be in conflict with the Comprehensive Plan. The Planning Commission recommended against these and they were deleted from the Capital Improvement Program.

The Commission has a close relationship with the County Planning Commission. During 1963, the Commission reviewed 55 county plats occurring near the city borders or 81 county rezoning applications.

The Planning Commission provides statistics for other city departments to assist them in planning their operations such as the 1963 report on population forecasts to 1985 by census tract for Seattle.

Plans for urban renewal are developed in close cooperation with the Planning staff and are submitted to the Planning Commission for review. The Director of Planning serves on the Community Renewal Program Steering Committee.

Supplementary Material Required. Submit, where they have been adopted or given official recognition since the last submission, the following supplementary material:

- (1) One certified copy of the ordinance creating the Planning Commission.
- (2) One up-to-date certified copy of land use plan, major thoroughfare plan, community facilities plan, public improvements program or other special plans now in effect, including maps, text and other related material.
- (3) One certified copy of the adopted zoning ordinance and of each amendment thereto, including regulations and official map currently in effect.
- (4) One certified copy of the adopted subdivision ordinance and of each amendment thereto, including regulations currently in effect.
- (5) One copy of evidence of adoption or official recognition of the land use, major thoroughfare and community facilities plans and of the public improvements program. This evidence may be in the form of a certified copy of the minutes of the meeting of the Planning Commission or governing body at which adoption or recognition was given or a letter from the head of the local government or from the Chairman of the Planning Commission stating that such plan is officially recognized and used in planning and controlling the development of the community.
- (6) One copy of any reports that have been issued that show the progress of planning in the community.

NEIGHBORHOOD ANALYSES

OBJECTIVE: A communitywide study to determine what areas are blighted or in danger of becoming blighted and the identification of the nature, intensity, and causes of blight, and a program for seeing that each neighborhood is made up of decent homes in a suitable living environment.

A. Name the department or official body responsible for making neighborhood analyses.
City Planning Commission

B. Indicate the status of each item of the Neighborhood Analyses 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 TARGET DATE FOR COMPLETION OF THIS ITEM
DELINEATION OF NEIGHBORHOOD AREAS AND BOUNDARIES	May 1, 1962	100%	-
INFORMATION ON HOUSING CONDITIONS INCLUDING LOCATION AND EXTENT OF BLIGHT OR POTENTIAL BLIGHT	-	80%	1965
CHARACTERISTICS OF FAMILIES AFFECTED BY POOR HOUSING	-	30%	1965
INFORMATION ON CONDITIONS IN NONRESIDENTIAL AREAS, INCLUDING LOCATION AND EXTENT OF BLIGHT OR POTENTIAL BLIGHT	-	0%	1965
ADEQUACY OF COMMUNITY FACILITIES AND SERVICES, BOTH PUBLIC AND PRIVATE	-	30%	1965
CAUSES OF BLIGHT	-	20%	1965
IDENTIFICATION OF STEPS NEEDED TO ELIMINATE PRESENT BLIGHT AND PREVENT FUTURE BLIGHT	-	0%	1965

C. Describe the progress made during the last year in developing the information needed to delineate areas and identify the nature, intensity and causes of blight in each.

- During the past year the Community Renewal Program began two major studies: (a) an analysis of the U. S. Census data to develop a residential blight map and (b) a non-residential survey covering about 1,500 non-residential blocks or about 90% of the industrial base of the city. These studies will be organized into a 10-year long-range program of urban renewal activities for the city.
- Work on the Leschi Neighborhood Plan continued. This has involved a number of meetings of the Planning Commission staff and the residents of Leschi Neighborhood. A report describing the conclusions of the planning work on this neighborhood is in preparation and should be published in August of 1964.

- D. What use has the community made since the last submission of the data assembled through the neighborhood analyses to develop and carry out systematic programs for the elimination and prevention of slums and blight in any neighborhood?

Three renewal projects are in execution or in the planning stage. The University Addition-Northlake went into execution in 1964. The Yesler-Atlantic project has been in survey and planning since 1959, and is expected to enter the execution stage during 1964. The South Seattle Redevelopment Project entered survey and planning in 1964, and is expected to be in execution in 1965.

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

The data derived from the Community Renewal Program Study will be used to develop a 10-year urban renewal program which will be coordinated with the City's Capital Improvement Program and the Comprehensive Plan. The basic unit of analysis will be the neighborhood as defined in the Comprehensive Plan. Selected neighborhoods with a high blight index will be studied to determine the degree and type of remedial action that is needed. A priority list of projects will be developed. Recommendations for renewal action will include private self-help programs, city-aided projects and federally-aided projects.

- F. What progress has been made in systematic communitywide programming of renewal activities (code enforcement, rehabilitation, clearance and redevelopment, etc.), neighborhood by neighborhood?

The work of the Community Renewal Program staff is being coordinated with other agencies of the city, in particular, the City Planning Commission and the Housing Code Enforcement Division of the Seattle Building Department. Liaison meetings are held periodically with these offices and the Urban Renewal Division. Upon completion of the Community Renewal Program a completely systematic approach to housing code enforcement and zoning re-evaluation will be carried out.

Supplementary Material Required. Submit the following supplementary material if it has been prepared and has not been previously submitted.

- (1) 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) 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) One copy of communitywide program for community improvement activities.

OBJECTIVE: To identify and establish the administrative responsibility and capacity for carrying out overall Workable Program for Community Improvement activities.

- A. Coordination. Describe changes since the last submission in the way in which the community's overall Workable Program is being coordinated.

There has been no substantial change in the administrative organization during the past year. The Director of Urban Renewal is responsible for coordination of the Workable Program activities. He is assisted in performing this function by the Official Urban Renewal Advisory Board, which is composed of the heads of most of the departments of the City government, and by the Seattle Urban Renewal Enterprise, (SURE) the officially designated citizen's advisory committee. Under this organization, most of the City departments, as well as many individuals and private organizations, contribute to Workable Program operations.

- 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.

The staff of the Urban Renewal Division has increased to 17, and the Housing Code enforcement staff under the Building Department now numbers 13. Abatement procedures were strengthened and substantial progress has been achieved in applying them to remove blighted buildings.

Staff assistance has been provided by the Urban Renewal Division to SURE to help them carry out their program since SURE was handicapped by inadequate financial support. This problem has been solved and the organization is now financially sound.

- C. Based on an analysis of the community's present administrative organization and means for Program coordination, what can and will be done to improve it during the ensuing year?

The Community Renewal Program should indicate the scope of the renewal program, and in turn deficits in the administrative structure that will be necessary to carry it out.

The organization for relocation planning has been strengthened and procedures have been established to better assist coordination of relocation activities of the various governmental units operating within the City of Seattle.

Supplementary Material Required. None required except what may be needed or useful to supplement what can be shown on the form.

FINANCING

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		SOURCE OF FUNDS (FEES, GENERAL FUNDS, BONDS, ETC.)
	AMOUNT EXPENDED XXXXX YEAR ENDING 12/63	BUDGETED XXXXX YEAR ENDING 12/64	
CODE COMPLIANCE *	\$1,638,479	\$1,867,007	Fees, General Fund
DEVELOPMENT OR REVISION OF COMPREHENSIVE PLAN	45,220	53,440	General Fund
ZONING ADMINISTRATION	50,000	59,000	General Fund
SUBDIVISION CONTROL ADMINISTRATION	1,000	1,200	General Fund, Fees
NEIGHBORHOOD ANALYSES	45,000	46,000	General Fund, Federal (C.R.P.)
CAPITAL IMPROVEMENTS	22,500,000	66,191,000	Bonds, General and Street Funds

- 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.

ACTIVITY	CONTRIBUTED BY	AMOUNT OR ESTIMATED VALUE OF SERVICES

- C. Describe 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. If the amount actually expended last year for any category was substantially less than that estimated in the last submission, indicate the reason therefor.

Program fell far short of its goal for 1963 of \$55,108,000. This was primarily the result of several key projects continuing to be tied up by litigation. The Boundary Dam Project was cleared late in 1963, and should boost expenditures in 1964 considerably.

	1963 Expenditures	Budget 1964
* Building Department	\$682,367	\$823,167
Fire Department	903,112	988,840
Health Department (Plumbing)	53,000	55,000
TOTAL	\$1,638,479	\$1,867,007

- D. Briefly indicate new goals established for the coming year for financial support to the activities identified in paragraph A on the preceding page.

No new goals of any consequence have been established for 1964, other than the mentioned Boundary Dam.

- E. 1. Does the community have a capital improvements budget or similar program for financing the future provision of scheduled public works improvements such as public buildings, streets and lighting, sewer extension and treatment, water extension and purification, urban renewal projects, etc.? Yes No

If "Yes" is checked, what is the latest fiscal year covered by this program? 1969
If "No" is checked, what is the target date for completing such a program or budget? _____
Beginning with what fiscal year? _____

2. Did the community meet its capital improvements goals during the past year? Yes No
If "No" is checked give explanation.

Several key Capital Improvement Program projects continued to be tied up in litigation.

3. What are the significant capital improvement goals for next year?

Completion of the Southwest Spokane Street Viaduct \$4,844,000. Work will continue on the Boundary Dam Project, expenditures of \$22,717,000 are programmed. Other projects include \$3,350,000 Seattle Center Coliseum \$750,000 for the Center grounds and \$850,000 for Ice Arena improvements.

Supplementary Material Required. Submit one copy of a summary of the community's annual budget and one copy of capital improvements budget or similar program, if adopted and not previously submitted.

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. 1. What Agency has been officially designated to determine needs and to develop plans to meet the relocation housing needs of families displaced as a result of:

Urban Renewal Projects Division of Urban Renewal

Other Governmental Action No agency has been officially designated.

2. What Agency has been officially designated to provide relocation assistance for families displaced as a result of:

Urban Renewal Projects Division of Urban Renewal

Other Governmental Action Seattle Housing Authority

3. What Agency is responsible for coordinating or centralizing planning, relocation assistance and action toward making standard housing available for displaced families?

Division of Urban Renewal

- B. 1. Outline in the following table the number of families actually displaced by various types of governmental action during the preceding year, ending January 1964.

TYPE OF GOVERNMENTAL ACTION	NUMBER OF FAMILIES DISPLACED*		
	TOTAL	WHITE	NONWHITE
URBAN RENEWAL PROJECTS ¹ _____	_____	_____	_____
PROJECT NAME _____	_____	_____	_____
PROJECT NAME _____	_____	_____	_____
PROJECT NAME _____	_____	_____	_____
PROJECT NAME _____	_____	_____	_____
HIGHWAY CONSTRUCTION _____	<u>84</u>	<u>84</u>	<u>0</u>
CODE ENFORCEMENT _____	<u>111</u>	<u>99</u>	<u>12</u>
OTHER ² <u>Public Works</u> _____	<u>73</u>	<u>61</u>	<u>12</u>
<u>Schools</u> _____	<u>23</u>	<u>23</u>	<u>0</u>
TOTAL (Families and Individuals)	<u>291</u>	<u>267</u>	<u>24</u>

¹ Assisted and non-assisted projects. Displacement caused by code enforcement, highway and other public construction in a project area should be counted as project displacement.
² Identify by name of project or type of activity. Include families displaced by the acquisition of land for public housing or other public purposes and by the removal of over-income families from public housing, etc.
³ The racial breakdown may be eliminated for any community in which it is a substantiated fact that all housing resources, public and private, are fully available to all families without regard to race.

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

The Seattle Housing Authority provided relocation assistance to families and individuals displaced by public action. They report that of the 84 families and individuals displaced by the freeway, only 15 were referred to them for assistance. The remainder, primarily occupants of single family homes in the north end of the City, preferred to find their own housing. All displacees requesting assistance of the Highway Department are referred to the Seattle Housing Authority and are provided with same. All persons displaced by code action, public works, and school construction were notified of the availability of Seattle Housing Authority's relocation service. During 1963, the Seattle Housing Authority found housing for 50 families. The remainder preferred to find their own housing.

- C. Outline in the tables below the latest community plan for the relocation of families to be displaced by governmental action in the next two years, ending January 1966
Month and Year

1. Relocation Housing Needs

TYPE OF GOVERNMENTAL ACTION	NUMBER OF FAMILIES DISPLACED ¹		
	TOTAL	WHITE	NONWHITE
URBAN RENEWAL PROJECTS: _____	_____	_____	_____
PROJECT NAME <u>University Addition- Northlake</u>	<u>186</u>	<u>181</u>	<u>5</u>
PROJECT NAME <u>Yesler-Atlantic</u>	<u>229</u>	<u>37</u>	<u>192</u>
PROJECT NAME <u>South Seattle</u>	<u>20</u>	<u>15</u>	<u>5</u>
PROJECT NAME _____	_____	_____	_____
HIGHWAY CONSTRUCTION _____	<u>150</u>	<u>150</u>	<u>0</u>
CODE ENFORCEMENT _____	<u>250</u>	<u>220</u>	<u>30</u>
OTHER: <u>Public Works</u>	<u>37</u>	<u>32</u>	<u>5</u>
<u>Schools</u>	<u>12</u>	<u>12</u>	<u>-</u>
TOTAL	<u>884</u>	<u>647</u>	<u>237</u>

¹ Assisted and non-assisted projects. Displacement caused by code enforcement, highway and other public construction in a project area should be counted as project displacement.
² Identify by name of project or type of activity. Include families displaced by the acquisition of land for public housing; or other public purposes and by the removal of over-income families from public housing, etc.
³ The racial breakdown may be eliminated for any community in which it is a substantiated fact that all housing resources, public and private, are fully available to all families without regard to race.

2. Estimate of Relocation Housing Needs and Resources¹

ESTIMATED DISPLACEMENT		HOUSING ESTIMATED TO BE AVAILABLE TO DISPLACED FAMILIES ²									
		NUMBER OF FAMILIES TO BE DISPLACED		PRIVATE				PUBLIC		DEFICIT	
				RENTAL		SALES		WHITE	NON-WHITE	WHITE	NON-WHITE
INCOME GROUPS		WHITE	NON-WHITE	WHITE	NON-WHITE	WHITE	NON-WHITE	WHITE	NON-WHITE	WHITE	NON-WHITE
LOW (	0 - 5,555	293	155	19,200	4,800	3,120	1,440	2,480	2,480	-	-
MIDDLE (	5,556 - 7,500	257	71	19,200	6,000	17,160	2,400	-	-	-	-
HIGH (	7,501 - over	97	11	9,600	1,200	10,920	960	-	-	-	-
TOTAL		647	237	48,000	12,000	31,200	4,800	2,480	2,480	-	-

- ¹ The racial breakdown may be eliminated for any community in which it is a substantiated fact that all housing resources, public and private, are fully available to all families without regard to race.
- ² Insert within the parentheses the income ranges as defined by the locality for each of these groups.
- ³ Include only standard housing which displaced families may reasonably be expected to obtain in competition with other families and at rents and sales prices within their means, as determined by income-to-rent or income-to-sales price ratios applicable in the community. Include also public housing under State- and locally-aided programs.

3. Ability to Pay Standards

State all rent-income and price-income ratios used to compute C2 above.

A ratio of \$1.00 of rent for every \$5.00 of income was used to determine rental housing available to each income group. Sales housing availability for each income group was calculated on a basis of 2½ times annual income. Rental figures were then adjusted to allow for utilities.

4. Relocation Housing Resources

What are the main sources of the housing which the community expects to be available to meet relocation needs, as estimated in C2 above, i.e., whether through vacancies and turnover in existing supply, new construction, rehabilitation of existing supply, etc? Indicate approximate proportions of each source.

A continued high vacancy rate in both sales and rental housing will adequately supply most relocation housing needs in Seattle for 1964 - 65. In some low income categories, public housing will be provided as needed. Vacancy rates in public housing are also running above average and no problem is anticipated in placing displaced eligible families.

New construction of housing units, although below last year's figures, is still continuing at a relatively high rate, but was not added to housing resources above because of the adequate existing housing supply.

D. 1. Has a housing referral service been established?

Yes No

If the answer is "No", what means will be used to bring together managers and owners of properties being offered for sale or rent and families needing relocation housing?

Seattle Housing Authority has informally established liaison with the various real estate listing services enabling them to make referrals as necessary.

2. What specific actions have been taken or are proposed by those responsible for seeing that additional housing is provided to meet any relocation deficit that may be shown in the last column of the preceding table, such as securing the active participation of local builders and lenders to build or rehabilitate housing for families of moderate or low income, including units for the elderly, minority group and large families; to use the special Federal financing aids, where needed; to make sites available at reasonable prices; and to eliminate discriminatory practices that limit the housing opportunities of minority families?

Although there is no relocation housing deficit anticipated for the next two years, continual effort is being made to provide improved housing in the moderate and low income categories, especially for minority families. These are -

1. SURE - City cooperation in construction of first 221(d)(3) apartment.
2. Provide advice and counsel to property owners in the rehabilitation and new construction of housing in blighted area.
3. B.A.B. Report focusing attention on housing needs.
4. Seattle Housing Authority plans for 300-unit elderly, as well as a proposal on handicapped, apartment building.
5. Human Rights Commission has been given the authority and may establish a listing service when resources become critical to the degree warranting such action.

NOTE: On request, the HHFA Regional Office will provide to those responsible for determining relocation housing needs and for planning to meet such needs information concerning the data required and how it should be assembled and presented.

Supplementary Material Required. Submit one copy of any reports or plans that have been prepared relating to housing needs and resources and to the relocation of displaced families.

OBJECTIVE: Communitywide participation on the part of individuals and representative citizens' organizations which will provide, both in the community generally and in selected areas, the understanding and support necessary to accomplish community goals.

- A. Name and title of the official responsible for assuring citizen participation in all Workable Program activities.

John P. Willison, Director of Urban Renewal.

- B. Give the dates on which citizens advisory committee meetings have been held during the past year.

See attached sheet. Page 1

- C. List any changes in the membership of the citizens advisory committee since the last submission and, for any new members, show their business, professional, civic, and other affiliations. Identify those new members who represent the principal minority groups and organizations. (If not shown in previous submissions, list all members and their affiliations).

New members and their affiliations:

1. Jerome J. Farris, Attorney, King County Youth Commission, minority group.
2. Richard Hogan, Businessman, former City Planning Commission member.
3. Harold Morris, Real Estate Broker, Pres. of Central Area Brokers Assn., minority group.
4. Ernest Riley, Business Manager, University of Washington.
5. John Robbins, downtown businessman.
6. Harry Truman, active in central area community affairs and youth activities.
7. Kelley Waller, businessman
8. Don Weaver, businessman
9. Ben Woo, Architect, International District Chamber of Commerce, minority group.

- D. List the specific activities undertaken by the citizens advisory committee during the past year including studies, work programs.

During 1963, SURE carried out many of the activities planned for and so indicated in the 1962 Workable Program report. The public education work included the publication of a quarterly newsletter. Speakers Bureau activities consisted of some 20 major talks to school classes, service and civic groups. A tour was conducted to the urban renewal office and project sites in Tacoma for the edification of Seattle businessmen and civic leaders. The Pike Place Market Committee assisted the Central Association of Seattle in making a preliminary feasibility study of the Pike Place Market area as a potential future urban renewal project or an area for private redevelopment. The Relocation Committee worked closely with the City Division of Urban Renewal in conducting a housing resources survey for the Yesler-Atlantic project. The Finance Committee met frequently with the representatives of the lending institutions to develop ways of improving financing for housing rehabilitation.

- B. The 1963 Workable Program reported SURE year was from March 1962 to March 1963, due to March election of new officers. This 1964 report is, and others will be, based on the calendar year January 1 to December 31.

Board of Trustees - Jan. 24, Feb. 14, Mar. 14, Apr. 18,
May 16, June 20, Aug. 15, Sept. 19,
Oct. 17, Nov. 21, Dec. 19.

Executive Committee- Jan. 10, Feb. 7, Mar. 21, Apr. 11,
May 2, June 7, July 3 and 11, Aug. 1,
Sept. 13, Oct. 8 and 15, Nov. 7, Dec. 5.

Special meetings: Board of Trustees - Apr. 4
Executive Committee - Mar. 29

Official Committees - 36 meetings spaced throughout the year.
Committees were: CRP, Membership, Ways and Means, Public
Relations, Nominating, Private Renewal,
Rehabilitation Finance, Pike Place Re-
development Study, Build America Better.

Executive Committee meeting with Mayor and city officials:
Apr. 11, Oct. 15, July 11.

- E. List the specific program activities of the citizens advisory committee to be undertaken during the coming year including problems for discussion and resolution, schedule of meetings, coordination with executive departments and governing body, etc.

See Attachment Page 2

- F. List subcommittees of the citizens advisory committee, with names of members of each, established to work on special problems such as equal opportunity for housing, neighborhood participation, code compliance, relocation housing, public information, capital improvement program, etc.

See Attachment Pages 2, 3, and 4

- G. Indicate steps taken to provide staff assistance to this committee by the appointment of a permanent secretary, or otherwise, to develop and present factual information as a basis for discussion, prepare agenda and notices of meetings for members, prepare and type minutes of meetings and necessary reports to chief executive, etc.

With the endorsement of the Mayor, City Council and Urban Renewal Director, staff assistance was provided to SURE. The Community Services Advisor of the Division of Urban Renewal acts in the capacity of Executive Secretary, and one stenographer, spend one-half and one-third of their time, respectively, on SURE activities. The Community Services Advisor plans meetings, prepares agenda and notices, keeps minutes and distributes them to members. He receives assistance from the Urban Renewal Director, Planners, and other members of the urban renewal office in securing factual data in preparing public information releases, bulletins and other information releases. He attends all SURE Committee meetings and many meetings with public civic organizations in the community.

3. Meetings for 1964 will consist of:
 A Board of Trustees meeting on third Thursday of each month;
 An Executive Committee meeting on first Thursday each month;
 A CRP meeting held monthly and other committee meetings at irregular intervals.

The program for 1964 will be to:

- Publish a quarterly newsletter;
- Increase efforts in community education, through publications, exchange programs with other civic organizations, school teacher and pupil education, and similar effective ways;
- Assist in implementing the recommendations of the Build American Better Committee of the National Association of Real Estate Boards who surveyed the City in April, 1964, and prepared a report titled "Seattle in Transition", dated June 17, 1964;
- Assist in the formulation of the Community Renewal Program, and in the presentation of this Program to Community groups and the public;
- Maintain constant surveillance for city activities that augment the total renewal program, i.e., the sale of land from Fort Lawton, north-south expressway routes and landscaping, underground wiring, the street resurfacing program;
- Continue to seek a solution to the problem of financing home improvements and rehabilitation for low income families perhaps through such means as neighborhood credit unions;
- Improve the housing code enforcement program and the enforcement of other city codes.

F.

Committees

Project Area Committees are formed for each urban renewal project area. They provide owners and residents of an area with counsel and advice concerning project objects so that there is a maximum of understanding of renewal processes for those effected by a renewal program. Responsibilities may include contacts with community groups, meetings with city officials and related coordinating activities.

Yesler-Atlantic, Chairman - Leo Eilertsen and Lyman Black
 Members - Cal McCune
 Dorothy King
 Ben Woo
 Gloria Henderson
 Nathan Johnson
 Orville Cohen
 Rev. Lemuel Peterson

South Seattle, Chairman - Carl Scheuch, Jr.
 Members - Ken Colman
 William Bain
 Steve Kolar
 Don Weaver
 Winston Brown
 Jim Douglas
 Marv Burke, SAIC
 Harry Fenton, Appraiser

(continued)

P. (continued)

Pike Place Market, Chairman - Winston Brown
 Members - Dick Lenington
 Kate Taylor

Central City Committee will identify blight conditions in the Central City area and make an analysis of the Central Business District Plan regarding the feasibility and potential use of urban renewal as a tool to assist in complementing the plan.

Chairman - Robert Nelson
 Members - Harry Reed
 Erick Berkeley
 Richard Hogan
 John Robins
 Allen Petrie
 Rev. John Kelley, S. J.
 Cliff Olson
 Bernard Poor
 Al Link

Code Enforcement Committee will work with the Seattle Housing Code, its enforcement and promote citizen interest and support of the Code. The Committee will make recommendations for changes in the Code and methods for code enforcement accordingly.

Chairman - Cal McCune
 Members - Archie Katz
 Talbot Wegg
 Vance Tjossen
 Jerry Parris
 Archie Iverson

Mortgage and Finance Committee will investigate and make recommendations regarding financial assistance to residents in a renewal area. Close review of present financing sources and assistance to high risk persons in need of aid.

Chairman - Warren Seyfried
 Members - Stephen Selak
 Ernest Conrad
 Ken Peth
 Harry Dye
 Forbes Bruce

The Build America Better Committee will interpret the BAB Report when it is received, assign portions of that report to other committees for their action, and make recommendations on action to be taken by SURE. The BAB Report is expected to make recommendations for future renewal land conservation projects, code deficiencies and approaches to reaching solutions to some current urban problems.

Chairman - Dick Lenington
 Members - Harold Cooper
 Earl Ecklund
 Vernon Brice
 Archie Iverson
 Carl Norden

(continued)

24b

Community Renewal Committee (CRP) will interpret the CRP Program to SURE and make recommendations as to future programs for residential renewal projects. The CRP is to define present areas of blight and will suggest areas of concern as to deteriorating structures.

Chairman - Phil Jacobson
Members - Steve Richardson
Jesse Epstein
Warren Seyfried
John Wright
Ted Bower
Fred Darnell
Dorothy King
Harold Morris
Jim Hussey

Watch Dog Committee was formed as an overseer of city activities which occur and which should receive SURE interest. Such projects include the Lake Union Study, planning and zoning changes, promotion of bond issue (1966) and various state and local legislation.

Chairman - Jack Wright
Members - Wharton Funk
Kelly Waller
Harry Truman
Ernest Riley
Fred Bassetti
Karla Williams
Roy Wensberg

The aforementioned committees were organized upon the installation of the new SURE officers and they represent the areas of most immediate concern in implementing the City's urban renewal programs.

- H. 1. List any changes in the membership of the subcommittee of the citizens advisory committee or special committee on minority group housing since the last submission and, for any new members, show their business, professional, civic and other affiliations. Identify those new members who represent the principal minority groups and organizations. (If not shown in previous submissions, list all members and their affiliations).

See Attachment Pages 5 and 6

2. How will recommendations of the subcommittee or special committee on minority group housing be communicated to and acted upon by the citizens advisory committee?

Normally, the executive secretary of the Human Rights Commission would propose action to the Board of SURE who would take appropriate action.

- I. Describe briefly citizen participation programs carried out or planned for neighborhoods or areas to be directly affected by clearance, systematic code compliance, conservation, etc.
SURE has committees as listed in "F", above, concerned with the Yesler-Atlantic, and the South Seattle urban renewal project areas, and the Pike Place Market area, a potential urban renewal project area.

The Yesler-Atlantic Committee has been working closely with the City Division of Urban Renewal and Planning Commission, the Yesler-Atlantic Citizens Conference, and the Jackson Street Community Council to assist their members and the residents within the project area, and residents of the Central Community in gaining a better understanding of the mechanics of urban renewal, the project plan, and citizen participation in urban renewal projects.

The South Seattle Committee has been working with the Seattle Industrial Council and the City Division of Urban Renewal during the planning stage of the South Seattle Redevelopment Project to develop a better understanding of the land use requirements, and improvement needs for this area.

The Pike Place Market Committee has been working with the Central Association on a feasibility study for a Pike Place Market urban renewal project as noted in "J", below.

- H.1. The executive secretaries of the Human Rights Commission and SURE maintain a close working relationship on minority group considerations, especially housing. In turn, the Human Rights Commission maintains close liaison with the Greater Seattle Housing Council, and the Fair Housing Listing Service, thus offsetting the need for great immediate concern and direct involvement.

The Human Rights Commission of the City of Seattle was created by Ordinance No. 92191 July 15, 1963. The Mayor appointed, and the City Council confirmed twelve members who shall be representative citizens of the City. These persons are: Alfred J. Westberg, Chairman, an attorney; Johnny Allen, painting contractor (Negro); The Rev. Edmund J. Boyle, Catholic Priest; Elliott Couden, Realtor; Rev. Lincoln P. Eng, Priest, Episcopal Church (Chinese); William B. Laney, retired insurance executive; William S. Leckenby, structural steel executive; Raphael H. Levine, Rabbi; The Rev. Samuel B. McKinney, minister, Baptist Church (Negro); Howard P. Pruzan, attorney (Jew); Elmer Miller, retired school teacher; Mrs. Kirby D. Walker, housewife.

Some members of the Commission belong to the Urban League, the N.A.A.C.P., the Seattle Real Estate Board, the Anti-Defamation League of B'nai B'rith.

The duties of the Commission, as specified in this Ordinance 92191, shall be to carry out a public education program and solicit the cooperation of individuals and organizations in the city in promoting equality and understanding among all citizens; and to study and investigate problems arising in the city which may result in tensions or discrimination because of race, color, religion or national origin, which do not fall within the responsibilities of the Washington State Board Against Discrimination.

The Commission can establish and supervise a municipal listing service to assist minority members of the community in finding a home of their choice within their ability to pay. Now, the members of the Commission are working with the Seattle Real Estate Board towards developing a means of providing listings for minority people in need of such service. In the meantime, the Fair Housing Listing Service is voluntarily providing aid.

The Fair Housing Listing Service has been in existence two years. It was formed by volunteers of 24 organizations to combat discrimination in housing in the Greater Seattle area. It is a free service. Over a million dollars in sales resulted from the 50 homes purchased by minority buyers from these listings since 1962. The Service maintains a list of over 200 homes, phoned in by owners, ranging in price from \$9,000 to \$40,000. The only requirement is that they be available to all qualified buyers.

Hundreds of Fair Housing Services have sprung up about the U. S., but the Seattle group maintains the largest list of open housing on the West Coast. The Listing Service makes no charge to either buyer or seller, and all the staffing is by volunteers from the organizations participating, which include:

First AME Church; St. Margaret's Episcopal Church; Madrona Community Presbyterian Church; Woodland Park Presbyterian Church; Our Lady of Guadalupe Catholic Church; Temple de Hirsch; Newport United Presbyterian Church; Christian Friends for Racial Equality; Eastside Friends Meeting; West Seattle Fair Housing; Anti Defamation League (B'nai B'rith); Temple Sinai; Unitarians for Social Justice; Harmony Homes; Congress of Racial Equality; Urban League; Bethel CME Church; Mt. Zion

H.1. (continued)

Baptist Church; Temple Beth AM; New Hope Baptist Church; United Church Women; Eastshore Unitarian Church; St. Louise Catholic Church; and the National Association for the Advancement of Colored People.

The Fair Housing Listing Service has divided the Seattle area into different geographical sections -- the north, the south and the east side. They do not have homes for sale in the Central Area, but concentrate on homes in the outlying districts.

- J. Summarize significant happenings 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.

A joint committee on the possible redevelopment of the Pike Place Market area made up of SURE and Central Association members is studying the market area as a possible urban renewal project in the future. The report will take the complexion of a feasibility study with some economic condition reporting included. The report will be presented during the latter part of 1964.

SURE's committee structure is more closely allied with the general objectives of the City, i.e., CRP, Project area Committees, etc. With the general purpose of SURE, to educate its members and the citizens of the City, the Speakers Bureau has been quite active in giving talks to community groups, service and civic organizations. Plans for the coming year indicate an increased trend to using the public relations media to tell the urban renewal story to the public.

SURE has had more recognition from other community organizations during the past year. It is evident from the committee structure of SURE that this trend will also continue as is the case of the Watch Dog Committee which will serve in the capacity of coordinator between SURE and other civic organizations.

SURE has met on several occasions with the Director of Urban Renewal and has had the Director of Planning present plans for the City to its Board Members. Many City officials work closely with SURE committees as advisors and resource personnel.

SURE is working actively with the Citizen groups in the Yesler-Atlantic Project area to educate them of the urban renewal processes and the decision they will face when the proposed plan is brought before public hearing. This activity has met with general success in coordinating the plans of area residents and businesses in agreement with the objective of the plan as proposed.

- GOALS:
1. Project the urban renewal needs of the city into a 10-20 year period.
 2. Continued vigilance in areas of the city where amenities are not present.
 3. Continued and increased efforts to take urban renewal to the public and a continuing education program.
 4. Broaden the membership base of SURE.
 5. Publication of informational materials on a more regular basis.
 6. Explore, and obtain the endorsement of banking firms, for developing a source of funds for poor risk financing in project areas.

Supplementary Material Required. Submit one copy of the work program of the citizens advisory committee and of committee reports and recommendations made to the chief executive of the community.

Check list of supplementary material submitted with this Review of Progress. (Check each item submitted. Refer to heading "Supplementary Material Required" under each section of this form for information as to what supplementary material is needed. Material furnished with a previous submission should not be resubmitted.)

Section 1. Codes and Ordinances

Adopting ordinance for Model code and each amendment thereto adopted since the last submission:
 Building Electrical Plumbing Housing
 Other Codes (specify)

Copy of each code, when not a Model code, and evidence of adoption and amendments thereto adopted since the last submission:

Building Electrical Plumbing Housing
 Other codes (specify)

Section 2. Comprehensive Community Plan

Copy of each existing plan element and revisions thereto placed in effect since the last submission.

Land Use Community Facilities
 Major Thoroughfare Public Improvements
 Other plans (specify)
 Copy of zoning ordinance and amendments Adopting ordinance and amendments thereto, adopted since the last submission
 Copy of official zoning map if not previously submitted or if revised since the last submission Adopting ordinance and amendments adopted since last submission
 Copy of subdivision regulations

Copy of evidence of official recognition of the following plans:

Land Use Community Facilities
 Major Thoroughfare Public Improvements
 Other plans (specify)

Copy of each plan report indicating the progress of planning in the community prepared since the last submission

Section 3. Neighborhood Analyses

Data on total blight problem of the community available since the last submission
 Map showing neighborhoods for planning purposes if not previously submitted or if revised since the last submission
 Copy of report or plan prepared since last submission on communitywide programming of community improvement activities

Section 4. Administrative Organization. No supplementary material required.

Section 5. Financing

Copy of a summary of latest annual budget
 Copy of available capital improvements budget or similar program prepared since last submission

Section 6. Housing for Displaced Families

Copy of available reports or plans, not previously submitted, relating to housing needs and resources and to the relocation of displaced families

Section 7. Citizen Participation

Copy of work program of the citizens advisory committee for coming year
 Copy of citizens advisory committee reports made during the past year
 Copy of citizens advisory committee recommendations made during the past year

SEATTLE CITY COUNCIL

JUL 13 10 34 AM '64

C. F. M.



OFFICE OF THE MAYOR - CITY OF SEATTLE

J. D. Braman, Mayor

July 13, 1964

City Council
City of Seattle

Honorable Members:

I am sending you each a copy of the document titled "A Review of Progress under the Workable Program" for 1964. This report on the City's progress towards overall improvement is required to be prepared, submitted and approved annually by the Housing and Home Finance Agency in order for the City to continue to receive Federal financial aid from the Urban Renewal Administration for urban renewal project loans and grants for planning, clearing and/or rehabilitating blighted areas; for general neighborhood planning advances; and for community renewal program grants. Also contingent upon approval, is the Federal Housing Administration's Program in Seattle under Section 220, 221 and 221 (d) (3) of the National Housing Act which provide, respectively, for housing construction and rehabilitation in urban renewal project areas; housing for displaced families and for others of low and moderate income; and for below-market or low-interest rate loans for rental projects to non-profit, limited dividend and cooperative groups, certain public bodies or agencies; and housing for the elderly and for nursing homes. The annual contributions received by the Seattle Housing Authority to permit operation of housing units at low rents are likewise contingent upon the yearly approval of this program.

The certification for 1963 expires on August 1, 1964, therefore, it will be appreciated if the Council will review and approve this report by resolution as quickly as possible.

This progress report has been prepared by the Executive Department, Division of Urban Renewal, whose director, Mr. John P. Willison, will be pleased to answer any questions that may arise.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. D. Braman", written over a horizontal line.

J. D. Braman
Mayor

JDB:bh