

3524 (GENERAL)

COMPTROLLER FILE NUMBER 277914

Part I - Part II in Stand up file

REPORT ENTITLED "A REVIEW OF
XIX

PROGRESS UNDER "THE WORKABLE PROGRAM
FOR COMMUNITY IMPROVEMENT" (1973)

1-23-74 MD adopt

(Res. No. 24449)

FILED JANUARY 17, 1974

C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY *JW A. Chry* DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO
JANUARY 21, 1974	PLANNING & URBAN DEV.
REFERRED	TO
REFERRED	TO
REPORTED	DISPOSITION
JAN 28 1974	ADOPTED
RE-REFERRED	TO
REPORTED	DISPOSITION

REPORT OF COMMITTEE

Mr. President:

Your

MD

Committee

to which was referred the within

report

would respectfully report that we have considered the same and respectfully recommend that

it be

adopted as reported and

the MD of the Board of MD

and the Board of MD

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REPORT OF COMMITTEE

Mr. President:

Your

PUD

Committee

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report

would respectfully report that we have considered the same and respectfully recommend that

the report be adopted and that the PUD be adopted and that the PUD be adopted

CHAIRMAN

CHAIRMAN

John R. Miller

City of Seattle
OFFICE OF THE COMPTROLLER
Seattle, Washington 98104



C. G. ERLANDSON
CITY COMPTROLLER

JOHN B. KELLUM
CHIEF DEPUTY COMPTROLLER

JANUARY 29, 1974

MR. JAMES D. BRAMAN, JR., DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF SEATTLE

DEAR SIR:

THE CITY COUNCIL AT ITS MEETING ON JANUARY 28, 1974, ADOPTED
THE RECOMMENDATION OF ITS PLANNING & URBAN DEVELOPMENT COMMITTEE ON
COMPTROLLER'S FILE No. 277914, ENTITLED:

REPORT ENTITLED "A REVIEW OF PROGRESS UNDER THE WORKABLE
PROGRAM FOR COMMUNITY IMPROVEMENT" (1973)

THE COMMITTEE RECOMMENDATION IS AS FOLLOWS:

THAT THE SAME BE ADOPTED.

VERY TRULY YOURS,

C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY:

DEPUTY CLERK

DA/cc
cc: BLDG. DEPT.

'74 JAN 16 PM 4:36



OFFICE OF THE MAYOR—CITY OF SEATTLE

Wes Uhlman, Mayor

January 15, 1974

The City Council
The City of Seattle

Honorable Members:

The City of Seattle is required to have a current "Workable Program for Community Improvement" in order to apply for various HUD-assisted Programs and in order to continue funding for several existing projects. Application for certification of the City's Workable Program must be made every other year. The Workable Program for 1971-73 has now expired and the City must apply for recertification for 1973-75.

You are therefore requested to adopt the attached "Workable Program for Community Improvement" and authorize its submission to HUD. A draft resolution is attached.

Sincerely,

Wes Uhlman
Mayor

by

A handwritten signature in cursive script that reads "Walter R. Hundley". There is a small mark below the signature.

Walter R. Hundley
Acting Budget Director

WRH/CCS/mo
Attachments
cc: Community Development
Mayor's Office

CODES AND CODE ENFORCEMENT

Regulations: (1) ... etc.

1. Complete the following schedule for codes adopted by the community

CODE ADOPTED	TYPE OF CODE (Check One)		GIVE TITLE AND DATE OF LATEST EDITION OF MODEL CODE ADOPTED	GIVE DATE OF LATEST ANNUAL SUPPLEMENT MODEL CODE ADOPTED
	Model	Local		
HOUSING		X	Uniform Housing Code, Vol. III-1970	1972*
BUILDING		X	Uniform Building Code - 1970	1972
PLUMBING		X	Uniform Plumbing Code - 1970	1971
ELECTRICAL		X	National Electrical Code - 1968	
FIRE PREVENTION		X	A.I.A. Fire Prevention Code - 1965	1972**

* Code is updated through administrative adoption of new editions of the National Fire Protection Association standards as they are published. The latest editions are 1972.

** The Seattle Housing Code is a preliminary Code; hence, the model code's will not be adopted in their present form. Adaptations are made so that the local code is equal to or exceeds health jurisdiction.

The following is a schedule for review and adoption of model codes or portions thereof to update the local codes:

HOUSING CODE: The Uniform Housing Code, 1973 edition, ^{is being} will be reviewed for updating the local code. Collateral to the Housing Code, the City ~~is studying for possible adoption of~~ ^{has} Minimum Maintenance and/or Rehabilitation Codes specifically applicable to Historic Preservation Districts established by the City, namely, Pioneer Square and the Pike Place Market. Another application of Housing Code standards for review relates to preservation of historic landmarks. ~~(Adoption of Minimum Maintenance Code for Pioneer Square expected in March, 1974)~~

BUILDING CODE: Major review for updating local code or adopting the 1973 edition of the Uniform Building Code ~~will be~~ undertaken. However, State legislative action proposing mandatory adoption of a State Building Code, i.e. U.B.C., will affect the review. The State model code notwithstanding, special areas of continued study for code adoption are provisions relating to barrier free construction for the handicapped, building insulation for energy conservation, and sound transmission controls.

ELECTRICAL CODE: A proposed ordinance adopting the National Electrical Code, 1971 edition, with modifications ~~will be~~ submitted to the City Council for adoption ~~before the end of~~ 1973. When the 1974 edition of the NEC is available, it will be adopted, but should be a more simple procedure as local modifications are expected to be minimal. (Adoption expected early 1974)

FIRE CODE: The Uniform Fire Code, 1973 edition, is currently under review, in anticipation of its adoption with modifications and supplements of standards, as a total new Fire Code. (Completion expected in March 1974)

PLUMBING CODE: Ordinance for adoption of the 1973 Uniform Plumbing Code is being prepared, subject to approval and recommendation of the Plumbing Advisory Board. The model code is to be adopted by reference with supplementary modifications relating to administration -- permits, licenses, fees -- together with provisions to be consistent with State health regulations. *Adoption to be completed by March 1974.*

GENERAL

- REQUIREMENTS. (1) Establish administrative mechanism responsible to the chief executive for the purpose of providing leadership supervision, and coordination of Workable Program activities.
- (2) Provide explanation for any objectives set during last period which were not achieved.
1. Identify the person and office or agency designated to supervise and coordinate Workable Program activities, and describe the relationship of such person and office or agency to the chief executive.

The workable program for the City of Seattle is administered by the Department of Community Development. Development activities, planning, urban renewal, Capital Improvement and building code review are combined within this department which reports directly to the Mayor.

2. For any target, action, or timetable proposed by the community and approved by the Department at the time of the last certification which has not been met or carried out, provide a detailed explanation of the reasons.

All programs proposed by the Community and approved by the department have been met and carried out.

2. Describe briefly the procedure established for periodic review, evaluation and updating of the adopted codes and ordinances.

The City employs a full time Director of Code Research and an assistant whose function is to coordinate the initiation, review and adoption of code changes in order to maintain conformity of the City codes with recognized model code standards.

The City maintains its own proprietary, or local, codes, each of which is an adoption or an adaptation of a recognized model code or standard. As new editions or supplements to the model codes are published, these are reviewed by both the staff and the Citizens' Code Advisory Boards (Exhibit A) appointed by the Mayor, representative of public and private interests. As no succeeding edition of a model code is completely new, only those changes which are new are considered for adoption and incorporation into the local codes. Other code amendments relate to coverage of indigenous conditions not adequately provided for in the model codes. Waterfront structures and floating homes are examples of such. Other state laws, such as WISHA (State counterpart adoption of OSHA standards), have made it incumbent upon local jurisdictions to re-examine many areas of the code in relating occupational safety and health to building safety, and resolving inconsistencies and conflicts which exist between such Federal-State adopted standards and local/model code standards.

3. Identify and justify any major deviations in the codes adopted by the community from the standards set forth in the nationally recognized codes as amended, excluding minor administrative changes and revisions. Use extra sheets if necessary.

Deviations from the model codes which are written into the local codes deal primarily with area of administration -- permits, fees, appeals, etc. As they would constitute modifications to the model code, other deviations are necessary to be consistent with local land use and zoning ordinances, or state regulations such as they apply to licensed institutions. There is no deviation from recognized engineering standards or practices.

4. See separate sheets
5. See separate sheets
- 5a. See separate sheets
6. See separate sheets

continued on next page

4. Describe in general, and, to the extent possible, quantifiable, terms the longer-range plans and objectives for using housing, building and related code enforcement to help eliminate and prevent the formation and spread of slums and blight.

On May 1, 1973 the City substantially modified and updated the present systematic housing code compliance program in order to more accurately reflect present day housing conditions and housing code activities on the basis of equity and need, to accelerate city-wide code compliance, to afford a higher degree of flexibility in responding to special critical needs of particular neighborhoods, and to better utilize the staffing available for this function.

The City was divided into 30 inspection areas, each of which includes from one to five census tracts, each area containing from 4,990 to 9,066 housing units with an average of about 7,500 housing units. The 30 areas have been placed in groups of four to six areas to a district. A senior housing inspector has been assigned to supervise each district, and each housing inspector has been assigned to one or two areas. 1974 Budget ~~limitations~~ will modify this to one inspector for each 2 areas and 1 senior inspector for each 2 supervisory district;

^{Change}
See Exhibit B for identification of new area concept and Exhibit C for the new 7 year systematic housing code compliance program projection.

(continued)

5. Describe the community's plan of action during the next period for effectively dealing with areas and/or types of units having high priority need for code enforcement, including both programs to stop blight in sound but deteriorating areas and programs to deal with serious threats to health and safety in slum areas.

The Building Department will continue on-going surveys of buildings in more blighted areas as well as all areas of the City and will continue to seek the assistance of the Department of Community Development in applying for Federally Assisted Housing Rehabilitation Programs in selected areas.

High priority will continue to be given to abatement and demolition of unsafe and unsanitary housing throughout the City. From January 1, 1971 through December 31, 1972, 201 structures containing 497 dwelling units were demolished; 32 structures containing 32 dwelling units were rehabilitated and compliance activities are continuing on 69 structures containing 106 dwelling units.

The Abatement Coordinator and his staff are assisted in these efforts by the surveillance activities and subsequent referral of potential abatement cases to him by the area inspectors.

Within the concept of the new 30 area systematic housing code compliance program the housing inspectors are operating as full time inspectors within their assigned areas on all referral inspections, request compliance inspections, exit and security inspections, on-going surveys and inspections, floating home inspections and inspections under the Litter Ordinance No. 89021. This system also allows for continuing surveillance of housing that is presently in compliance. Particular emphasis is continuing on safe-exit and security inspections within multi-family structures.

One mobile inspection team is still assigned to special problem areas such as Mann-Minor.

Inspection and enforcement activities will continue on floating homes and floating home moorages under provisions of Ordinance No. 96821 (floating homes Ordinance) Provisional Amending Ordinances No. 100108 and No. 101461 (~~Exhibit C~~) (Exhibit B) and Ordinance No. 99112 (Housing Code)(Exhibit D). As almost all floating home moorage have been brought into compliance, inspections are now limited to referrals and surveillance of moorages. Action is continuing on floating home housing units.

There are 222 structures containing 273 housing units in the Jefferson Area FACE Project.

Federal financial assistance to enable property owners to rehabilitate their properties was not available until January 18, 1973.

162 structures containing 209 housing units were inspected from that date to December 31, 1972, of which 151 structures and 197 housing units were found to be substandard. Of these, 70 structures and 80 housing units were in compliance by December 31, 1972.

During periods of interrupted Federal financial assistance the rate of compliance was slowed. The imposition of 221 D3 income limitations in October, 1972, materially reduced the number of applicants who could qualify for Federal loan funds and on June 30, 1973, all Federal loan funds were withdrawn.

As of October 31, 1973, all structures had been inspected and 157 structures containing 175 housing units were in compliance.

Rehabilitation work is progressing in most of the remaining structures without benefit of Federal financial assistance, however, since such assistance was an integral part

5. continued

of the program and because of the cost of the necessary rehabilitation required the availability of the 312 loan program is necessary for completion of the project.

5. (a)

Explain the basis for the areas and program strategies selected. (Attach maps, charts or other information as may necessary to explain the context for the plan of action). *be*

See Exhibit B.

Up to six inspection areas with contiguous boundaries are grouped together into supervisory districts depending on type of structure and number of substandard housing units, and assigned to a senior inspector for supervision of all activities within that district. ~~(1974 Budget limitations will modify to 2 districts to each senior inspector)~~. We anticipate that at no time will a senior inspector have more than eight housing inspectors under his supervision except for short term "trouble shooting" teams, assigned to housing condition surveys or other temporary concentrated code activities.

This concept allows us to provide adequate code enforcement city-wide on a basis of equity and need, since we are providing staff on the basis of substandard housing within areas and within individual census tracts while still providing staff for surveillance and response to needs in all areas on a city-wide basis. This provides a high degree of flexibility and staff utilization.

This concept affords ready response to referrals and concerns of community groups. Special concentrated code enforcement efforts brought about by changing priorities resulting from catastrophe, political expedience, or community pressures can be accomplished by temporary reassignment of adjacent area inspectors to the area requiring special immediate attention until such time as additional staff is available for "trouble shooting" or other temporary concentrated activities.

6. Compare the scope of the proposed plan of action with the plans for the previous period in such a manner as to show what degree of progress is being made toward achieving the community's longer-range objectives of community-wide compliance.

As previously shown the systematic code compliance program initiated by the City late in 1967 was revised and made effective on May 1, 1973.

The original dwelling figures used in establishing goals were based on 1960 census figures. The new area concept is based on a combination of the 1970 census figures and selected visual exterior housing condition surveys. From these figures, a more realistic number of actual sub-standard housing units was determined for each census tract. From January, 1970 to the end of April, 1973, 11,152 sub-standard units have been brought into compliance. From May 1, 1973, to the end of November, 1973, 1506 sub-standard units have been brought into compliance. In addition, 77 structures containing 1140 units have been brought into safe-exit compliance. (Exhibit "5") In relation to the above figures, 96 civil penalty cases were scheduled into Municipal Court during 1973 with resultant action as follows:

- brought into compliance after notification of civil penalty action - 28
- changed ownership (requiring new action) - 12
- vacated and closed - 3
- court found for the City - 14
- court found for the defendant - 5
- still pending in court - 12

7. Describe and support the budget and staff resources to be allocated in the next period to carry out the enforcement program described in 4 above, including information with respect to the enforcement of building and related codes, as well as to housing codes.

Three environmentalists and a clerk-typist have been employed (1973) to enforce the provisions of the State Environmental Policy Act (SEPA); one additional sign inspector (funded by EEA) has been hired in a stepped-up enforcement program of requirements relating to sign control; and one additional elevator inspector has been added. No further changes are anticipated in the Building or Electrical inspection staff or in the Code Research Division (Exhibit "E").

The Fire Department reports a staff of 37 people, 1 Fire Marshal, 1 Assistant Fire Marshal, 3 Captains, 4 Lieutenants, 1 Senior Inspector, 2 Fire Protection Engineers, 11 Inspectors, 10 Investigators, 1 Secretary and 3 Clerk-typists.

The Office of Housing and Conservation includes responsibility for Housing Code inspection and enforcement, Abatement, administration and operation of the Jefferson Area FACE Program, and enforcement of the litter and floating homes ordinances. Although it appeared that the 1973 budget authorized adequate personnel and funding to meet the goals established in item 4, ~~the inability to fill vacant, authorized positions tended to impede the achievement of these goals~~. The anticipated impact of the 1974 budget allocation for personnel, and funding particularly in the area of EEA positions, and supervisory positions coupled with the problems of filling vacant, authorized positions may be offset by revised procedures both in improved techniques of inspection and methods to improve paper flow. Since the inception of the trainee program in 1969, four of those personnel have been advanced to Housing Inspector. Five trainees are currently enrolled.

Progress in the
area of
volunteers
is being
monitored.

8. Enforcement Data - See attachment

This Report Covers the Period from January 1, 1971 to December 31, 1972

CODE	Permits Issued	Inspections		Total Inspected		Found in Violation		Violations Abated		Razed	
		S	D	S	D	S	D	S	D	S	D
Housing	xxxx	11,453	48,952	4,479 (1) 293	18,527 (1) 529	3,290 (1) 293	14,650 (1) 529	1,931 (1) 32	6,239 (1) 32	303 (1) 261	2,387 (1) 497
Totals				4,772	19,056	3,583	15,209	1,963	6,271	564	2,884
Building . . .	16,098	63,468		NA	7,451	5,543	N.A.	6,322	N.A.	229	814
Plumbing . . .	13,330	45,587		45,587		(2) 4,416		(2) 13,780		N.A.	N.A.
Gas . . .	10,758	(3) 877		(3) 877		(3) 2,190		(3) 3,881		N.A.	N.A.
Electrical . .	17,531	50,650		(4) 10,789*	23,371	8,628	N.A.	6,721	N.A.	N.A.	N.A.
Fire Prevention	6,775	111,955		15,423	14,790	6,875	N.A.	22,775	N.A.	N.A.	N.A.
Other											
Boiler	15,321	16,951		N.A.	N.A.	927	N.A.	927	N.A.	N.A.	N.A.
Elevator	4,434	5,420		3,603	N.A.	2,720	N.A.	2,720	N.A.	N.A.	N.A.
Total	19,755	22,371		3,603	N.A.	3,647	N.A.	3,647	N.A.	N.A.	N.A.

- (1) Activities concerning buildings unfit for human habitation. Activities are continuing on an additional 69 structures containing 106 dwelling units carried over from 1972.
- (2) This information not available for 1971.
- (3) This figure applies to plumbing cross-connections only.
- (4) For 1971 only, not available for 1972

PLANNING AND PROGRAMMING

REQUIREMENT: The development of an effective, continuing planning, and programming process which engages in the development of comprehensive plans and translates such plans into action programs to help overcome the major physical, social, racial and economic problems of the slum and blighted areas within the community.

1. Describe the status of the community's general plan with respect to its completion and adoption, and indicate the nature and status of each of the functional plans or components that constitute the general plan (e.g. land use, transportation, housing, community facilities, public improvement programs, etc.)

Seattle's Comprehensive Plan was first adopted in 1957. It underwent extensive revision in 1965 and has been updated on an on-going basis since that date.

In 1972, development of a new "Comprehensive Plan for Seattle" was begun with the establishment of a citizen sponsored goal selection process: Seattle 2000 Commission. Various citizen task forces were formed in the process to deal with specific plan elements, including: economy and economic security, education, environment, housing, recreation, social and health services, transportation, utilities, and downtown and major activity centers. Over 1,500 citizens had participated to identify goals and objectives for these areas of concern. In September, 1973, the Mayor and City Council adopted the goal statements of the Commission, which became basic guidelines for future decisions on the City's development. Based on these goals, preparation of a Policy Plan is presently underway by an interdisciplinal team from various City departments, including Community Development, Office of Executive Policy and Department of Human Resources.

As an on-going function, the City has been developing in greater depth and refining various land use elements. Environmental problems and ecological concerns have been applied throughout the process. An inventory on the shorelines of Seattle was completed in April, 1973, and a Master Program on methods to regulate/manage Seattle's shoreline development has been embarked with the formation of a Citizens Advisory Committee.

The City is heavily involved in a regional transportation planning effort with the State and County Metro-transit to thoroughly evaluate and develop facility design alternatives which best suit the need of the City and the region. Strong commitment is also given to the recreation and open space element to identify recreation needs of various neighborhoods and development priorities. The Preliminary Linear Open Space Report and Comprehensive Bikeway Plan, published early in 1973, set the stage for the City's effort to promote/enhance natural greenery and recreational amenities in Seattle.

Special attention is devoted to the urban design element and strengthening the Central Business District as the vital activity-core of the City. A very comprehensive environmental/design report -- Determinants of City Form -- was completed in April 1971, which established the fundamental basis for the aesthetic quality of Seattle.

Substantial progress is found in works related to urban renewal and neighborhood improvement. Planning and implementation of the Seattle Model City Program since 1969 is a significant accomplishment, known as the best one among other comparable cities in the United States. Completed plans for at least four priority (critical) neighborhoods are expected in 1973 with additional, similar reports forth coming in 1974.

Working within the context of the goal objectives of the Seattle 2000 Commission and the existing Comprehensive Plan are the following major studies which have been adopted, or are approaching completion:

- University Neighborhood Plan (adopted 1969)
- First Hill Neighborhood Plan (adopted 1971)
- Lake Union Action Plan (completion 1973)
- Westlake Area Analysis (completed April, 1973)
- Denny Regrade Study (completion October 1973)
- South CBD Policies for Action (completed September, 1972)
- Comprehensive Plan for the Libraries (completed 1970)
- Final Environmental Impact Statement, King County Multipurpose Stadium (published August 1972)
- Planning for Downtown Seattle - Downtown Boulevard (completed May, 1973)
- Low and Moderate - Income Housing in Downtown Seattle (completed October, 1973)
- Brighton Neighborhood Plan (due to be published in late 1973)
- Fremont Neighborhood Plan (due to be published in late 1973)
- North Greenwood (West) Neighborhood Plan (due to be published in late 1973)
- Highland Park Neighborhood Plan (due to be published in late 1973)
- Neighborhood goals and Principles report (due to be published in late 1973)
- Planning for Denny Regrade (Interim Study September 1973)
- South Park: A Planning Proposal (Plan for NDP areas October, 1973)
- North Greenwood Neighborhood Development Plan (scheduled for November, 1973)
- CBD Plan (Preliminary draft July, 1972)

- a. Indicate the status of the community's zoning ordinance, and any plans for future review.

During the coming year (1974) our work program calls for developing a system for revising Seattle's Zoning Ordinance in order that it may keep pace with changes in community values and State/Federal legislation. Significant changes in zoning provisions as they relate to off-street parking requirements and the basis upon which parking facilities are to be permitted in the various zones are among those which can be expected. Necessary rules and procedures are to be developed for interfacing with a new Hearing Examiner System for handling rezoning petitions and the various types of applications which may be filed under Zoning Ordinance provisions. This new system of zoning administration will provide for increased involvement of citizens through expanded and extended notification and written report procedures. It is expected that some 66 rezoning petitions and Planned Unit Development applications and some 400 Variance, Conditional Use and Special Exception applications will be considered.

There have been a number of important amendments to the Zoning Ordinance text recommended in 1973. Included among these were highly significant provisions establishing Special Review Districts in the Pioneer Square and International Districts, around Lake Union, and in a selected Central Waterfront-related area. Important amendments have already been, or are scheduled to be, recommended which would revise regulations applying to apartment houses and commercial parking garages or lots in the downtown retail core support areas, concerning gasoline service station regulations and updating the Ordinance to recognize the trend towards establishment of large scale hospital-clinic complexes. By the end of this calendar year, it is expected that 24 subject areas of the Zoning Ordinance text will have been recommended for modification. An estimated 62 rezoning petitions and Planned Unit Development applications and 320 Variance, Conditional Use and Special Exception applications will have been considered.

Zoning Ordinance provisions were modified in roughly 20 subject areas during 1972 -- among the provisions being affected were those relating to day care for children and the establishment of processing centers and collection stations for recycleable materials. Administratively, a total of 372 rezoning petitions and the other various types of Zoning Ordinance applications were considered during the year: corresponding figures for 1971 were 308 petitions and applications.

In 1971, the Department's Office of Land Development Controls was re-designated as the Office of Environmental Management and was given broader responsibility in the development and administration of environmental control legislation and programs. In addition to zoning, these have included Subdivision, Sign Control, and Shoreline Management regulations. Following are the numbers of applications processed under the Shoreline Management and Subdivision Ordinances during 1971 and 1972 and estimated for 1973 and 1974 (Sign Control Ordinance applications are considered under cross-referencing provisions of the Zoning Ordinance):

	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>
Shorelines Management Substantial Development Permit Applications	13	93	120	200

	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>
Subdivision and Short Subdivision Applications	3	19	68	140

2. List the studies that have been or are being made of the major physical, social, racial, and economic problems of the slum and blighted areas (e.g. renewal, education, employment, recreation needs, etc.), and indicate the estimated completion dates for those underway.

"Planning and Evaluating Community Action Programs: an Evaluation Report and Planning Manual" (Opinion Research Laboratory, Seattle Washington, sponsored by SKCEOB' 1969)

"The Seattle Development Program", (Department of Community Development, 1970).

"Guide for Facility Master Planning to 1985", (Seattle School District No. 1, URS Research Company, 1970); contains a number of recommendations for orienting the educational programs toward solution of racial balance and employment problems which characterize many of Seattle's physically blighted areas.

"Overall Economic Development Plan" (prepared jointly by King County, Seattle Department of Community Development, Port of Seattle, Seattle Area Industrial Council: May 26, 1970)

"The 1969 Seattle Harbor Impact Upon the Economy of King County" (Port of Seattle Planning and Research Department; February, 1971 summary report; 1971, technical report).

Unpublished Department of Community Development Economic Studies:

The Research Section of the Goals and Programming Division has been monitoring economic indicators for the Mayor's Office and other departments.

Yesler-Atlantic Economic Feasibility Study of Land Uses in the Y-A Neighborhood Improvement Project (July, 1973)

Economic Evaluation of Retail and Housing Opportunities in the North Greenwood Neighborhood Development Project Area (July, 1973)

"South Park Industrial Urban Renewal Project" Application (Department of Community Development, 1971)

"The Rapid Transit Plan for the Metropolitan Seattle Area" (DeLew, Cather and Company for the City of Seattle and the Municipality of Metropolitan Seattle; February, 1970)

"Model City Transportation Study" (Allan M. Voorhees and Assoc., consultant to Seattle Model Cities Program 1971).

"Social Services in the Southeast Education Center" (Council of Planning Affiliates of Seattle and King County, March, 1969).

"University District Transportation Study" (Tudor Engineering Co. July, 1971)

"University District Parking Study" (DeLew, Cather Company completed June, 1971)

"Model Cities Land Use Plan Report" (Okamoto/Liskamm, 1971)

City Housing Services (Office of Housing Policy DCD-1973)

"Seattle First Hill Parking Garage Feasibility Study" (Seattle Parking Commission, 1970)

"Preliminary Linear Open Space Report" (Seattle Department of Community Development, 1973)

"Comprehensive Bikeway Plan" (Seattle Dept. of Community Development)

"Forward Thrust Progress Report, 1973" (King County)

"The International District, Seattle, An Action Program for Physical Development" (The International District Improvement Association, Seattle, Model City Program and Seattle Dept. of Community Development, 1973)

"Seattle Shoreline Inventory" (Seattle Dept. of Community Development, April, 1973)

"Seattle 2000 Commission, Goals Statement" (Seattle 2000 Commission, May 1973)

"A Draft Comprehensive Land Use Plan for Seattle's East Model Neighborhood" (Seattle Model City Program and Seattle Dept. of Community Development, 1972)

"Final Environmental Impact Statement, King County Multipurpose Stadium" (King County Design Commission and Seattle Dept. of Community Development, August, 1972)

"Low and Moderate Income Housing in Downtown Seattle" (Seattle Dept. of Community Development, October, 1973)

"Westlake Area Analysis" (Seattle Dept. of Community Development, April, 1973)

"Fourth Year Action Plan - East Branch" (Seattle Model City Program, 1973)

"Fourth Year Action Plan - Planned Variation" (Seattle Model City Program, January 1973)

"Lake Union Action Plan" (Seattle Dept. of Community Development, 1973)

"Central Business District Plan (preliminary draft - July 6, 1972)

"Pike Place Market Urban Renewal Plan"

"Pioneer Square Plan"

3. Briefly describe, in quantifiable terms to the extent possible, the magnitude of the problems or needs identified in 2.

The following are general problems relating to the blighted and slum areas:

Physical

Street improvements including major drainage systems are needed in most of the blighted residential areas identified in Seattle Development Program and subsequent detailed planning studies.

Three flood and storm water control improvement projects totaling approximately 8.1 million dollars are required.

Obsolete fire stations, which partially or completely serve the blighted areas will be replaced at a capital construction cost of approximately \$1.5 million.

There is a need for 230.2 acres of additional local parks, playgrounds and playfields to meet Seattle's standards of 3.5 acres of these combined facilities per 1,000 population.

It is anticipated that new and expanded library construction of at least three facilities will cost a total of approximately \$758,000.

Between 1971 - 1985, there must be a remodeling of three elementary schools, three middle schools, and two high schools; new or replacement construction of five elementary schools, one middle school and one high school (all exclusive of facilities needed in Model Cities area).

Transportation

There are problems of insufficient mobility in low-income blighted areas; one recent sample of one-parent families showed that two-thirds of them did not own a car, and eight-tenths of the elderly population in those areas did not own cars.

Inadequate local service in low-income blighted areas, especially those isolated from the downtown area must be remedied.

A bus/rail mass transit system was estimated at \$1.3 billion in capital costs in 1970; \$45 to \$50 million of this was for the bus equipment and for the facilities which would be the most immediate probable phase of improving local service to Seattle communities. Operating subsidies for the existing bus transit system are a continuing problem for the City, and this need is most acute in the blighted areas of the City most likely to house low-income people with a high need for public transit.

Social

The projected trend of black school enrollment shows there would be an increase from the reported 12% in 1969 to 19% in 1985. The areas of

heavy concentration of non-white enrollment today tend to be (aside from the Model Neighborhood) in the "critical neighborhood" areas - Beacon Hill, Rainier, Rainier Beach and Delridge. Forecasts indicate that disproportionate increases of non-white enrollment will continue in schools in those areas if the present attendance patterns continue. The ethnic balance in residential areas is not expected to proceed fast enough to offset this trend.

The need for early childhood education and vocational training is most pressing to overcome cultural disadvantages which frequently characterize families living in the "critical neighborhoods" of Seattle.

There is a growing recognition that schooling problems are best solved in conjunction with other social services commonly needed in low-income areas, such as family counseling, health care advice, and drug counseling service. Schools and social services are not presently organized to provide this coordinated service efficiently.

There are large concentrations of families outside the Model Neighborhood whose incomes are below the poverty level. One recent study found in a sample survey that 79% of the families in Seattle Housing Authority projects are in this poverty category. Three of these projects are in the "critical Neighborhoods" outside of the Central Area, located in the North Delridge and Rainier Valley districts. These families express the strongest need for day care and pre-school facilities and programs for their children.

The delivery of social and health care services in "critical neighborhoods" is plagued by inadequate information to the client public and scattered facilities which are difficult for low-income people to reach conveniently.

Economic

Seattle's unemployment rate, 14.6% in July 1971, was the highest in the nation, due to continuous setbacks in the area's aerospace activities. This situation has improved since 1972 in general. However, the present unemployment rate, 7.4%, is still one of the highest in the nation, (the nation's average rate being 4.8%). Projections indicate this rate will be around 7% by February, 1974, but will remain so at least for the rest of the year. The impact of the situation is felt throughout the metropolitan area, but perhaps is most acute in the already physically and socially disadvantaged older areas of the City.

A problem inherent in this economic crisis is the need to promote diversification of the area's economic base. Planning work needs to be done in identifying the alternative courses to follow. Implementation techniques need to be worked out to effectively influence private economic interest in seeking new goals.

Some employment-generating lands, such as the industrial properties in Ballard, heavy commercial properties in the Rainier Valley, and mixed residential and industrial land in the South Park area are apparently operating below their potential capacity. Planning for more productive usage of these lands is one essential element of improving the employment opportunities and economic function in the City.

Housing

The overall future development of the City of Seattle is partially dependent on a coordinated housing policy. In an effort to deal with developing such a policy, the City Council established a Housing Advisory Committee composed of citizens and professional people knowledgeable in the field of housing. This Committee issued a report and list of recommendations in January, 1972, for approaching the housing problems in Seattle. Their report stated that "the lack of coordination among the various actors, both public and private, in the field of housing, the proliferation of programs, outmoded policies and regulations, and public dissatisfaction with the status quo have added to the confusion and pointed up the need for City action."

As a result of this Committee's recommendations, an Office of Housing Policy was established in the fall of 1972, within the Program and Planning Division of the Department of Community Development. This Office is responsible for developing housing goals, policies and strategies for the City, coordinating all City programs, projects and services related to housing, and generating support information and data to facilitate the decision-making process.

Based on the efforts of the Seattle 2000 Commission, a citizen-oriented goals planning process, OHP will be involved in developing a housing section for the new Comprehensive Plan by July, 1974.

In addition, to assure full coordination of all housing programs in the City, the Mayor is establishing an administrative housing committee. This committee will be composed of representatives from all departments and divisions which are involved in programs related to housing. It will be chaired by the Director of the Department of Community Development and staffed by the Office of Housing Policy.

It is anticipated that these activities will result in a coordinated comprehensive housing policy for the City of Seattle.

For more quantifiable data relating to the housing situation in Seattle please refer to the Housing and Relocation section of this report.

4. Briefly describe, in quantifiable terms to the extent possible, the five or six-year goals or targets for accomplishment in meeting the problems or needs indicated in 3.

As indicated in 1 above, the Seattle 2000 Commission process facilitates joint effort of the City government and citizens to identify goals and objectives to guide the future development of Seattle. These adopted goals are reflected in the City's Capital Improvement Program, which outlines the City's capital needs for the next ten years, and the

probable means of meeting these needs (in terms of ways of implementation, financing and funding sources). The Program encompasses a wide range of projects, ranging from flood and storm water control, lighting and park, to public health and fire protection. Major targets can be summarized as follows:

- Work with community organizations, particularly in the priority neighborhoods, to bring streets, curbs, and sidewalks up to standard.
- Complete separation of sanitary and storm sewer system.
- Pursue funding for programs of flood and storm water control from a variety of sources including general obligation bonds, Local Improvement District funds, and Federal sewer and water facility grants.
- Complete program of fire station renewal and replacement, and maintain high quality fire protection service.
- Assign high priority to acquisition and programming of recreational and park facilities in the critical neighborhoods; work closely with representative community groups in location and design of these facilities.
- Assign high priority to acquisition and programming of recreational and park facilities in the critical neighborhoods; work closely with representative community groups in location and design of these facilities.
- Pursue funding for library system improvements, with special emphasis on libraries serving critical neighborhoods. Utilize existing City monies and seek funds from Federal and State agencies.
- Develop and implement innovative public school programs better able to serve individual learning needs. This will be especially important in solving particular educational problems prevalent among children from low-income areas of the City. Physical facilities must be modified and improved to expedite the program changes, and cooperation with other public and private agencies must be increased to expand the scope of "real life" educational experiences.
- Improve the aesthetic quality of the City by undergrounding utility lines on arterials and eventually in residential neighborhoods.

Transportation

Find financial resources for purposes of improving existing public transit service especially in Seattle's low-income areas through existing Urban Mass Transportation Administration funds for Technical Assistance and Federal Capital Grants Programs.

Continue to support implementation of a Metropolitan-wide (to include the City of Seattle and all King County) bus transit system with proposed funding to be provided from local sales tax revenues, Motor Vehicle Exise

Tax Fund, farebox operating revenues. These combined State and local sources will be augmented by the proposed sale of approximately \$60 million of revenue bonds to be matched by the Urban Mass Transportation Administration to the extent of \$120 million.

Social

Continue introduction of teaching methods in schools described above; continue the present programs of involving community groups in planning advisory groups for both curricula and facilities.

Create "magnet" school programs in areas of heavy non-white enrollment, with the intention of attracting white students from all over the City to participate in the specialized educational opportunities to be found there; maintain an open school admissions policy to foster racial balance; develop multi-racial middle schools outside the Central (model neighborhood) Area of the city.

Increase emphasis on early childhood educational opportunities and on vocational and technical programs.

Increase the use of community resources in educational programs; take steps toward creation of a "high school without walls" where students come in closer contact with actual working situations in the community.

Increase coordination of school programs with social services and adult education, approaching the "community school" ideal. Attempts will be made to institutionalize this relationship in several "multi-service community centers," very likely to be located in the "priority neighborhoods".

Economic

The City and related private economic development groups will seek ways of diversifying this area's economic base. At present, emphasis is being given to developing waterborne commerce and associated activities, and the movie industry.

Complete studies of land utilization in working areas of the City, including the downtown area. Implement these findings aiming at maintenance and improvement of the employment strength of those areas.

Continue emphasis on developing the convention and tourism aspects of the Seattle area economy.

Housing.

Downtown Housing Survey: Low and Moderate Income (September, 1973)
Continue housing rehabilitation programs using revenue sharing funds to

6. Describe the action programs undertaken in the last certification period, and the amounts available for such programs. (For re-certifications only.)

During the last period, the City has expended major amounts of funds to alleviate problems identified in the City's blighted or slum areas. Below is a description of municipal programs and capital expenditures pertaining to those areas.

Fire Protection \$1,734,000

Construction of two fire stations -

- Fire Station #26 serving the South Park Neighborhood

Fire Station #18 serving the Adams - West Woodland Neighborhoods

Construction of a Fire Apparatus Maintenance Shop to serve the entire fire protection system.

Lighting \$4,657,000

Installation of underground transmission lines, conversion of overhead wiring to underground along various arterials and in NDP neighborhoods, and upgrading of transmission and distribution elements of the system.

Parks, Recreation and Open Space \$6,725,000

Thirty-one projects are being accomplished, including land acquisition and site development of new facilities as well as the rehabilitation of existing facilities. The program concentrates on park and playground development along with other major facilities. Included on this program are one swimming pool, five playfields, four playgrounds, a pedestrian way and an over-the-freeway park.

Street Improvement Program \$8,520,000

The thirty-one projects including major street widenings and improvements, Local Improvement District projects, several street and bridge rehabilitation projects. These were all designed in accordance with the City's objective of balanced transportation system.

Flood and Storm Water \$ 400,000

This sum was used to develop the first phase of a storm water drainage system in the North Greenwood neighborhood.

Sewer \$12,014,000

This category consists of 22 projects including sanitary sewer separation from storm water runoff, the rehabilitation of older sewer lines damaged by earth movements and the development of new sewer lines in previously unsewered areas.

assist property owners in deteriorating neighborhoods needing assistance. Combine this program with other planning and development activities in critical areas to provide needed capital improvements thus maximizing dollar outputs.

Develop and put into practice the housing element of the City's Comprehensive Plan, including clear policies for the dispersion of low-income and moderate-income housing units throughout the City and the region.

5. Briefly describe the action programs to be undertaken in the next certification period to meet the needs, and estimated budgets for such programs, including capital improvements budget.

Several programs which are designed to solve the problems and fill the needs listed in Item 3 above, have been planned and budgeted. The following table is presented to indicate the capital improvement expenditures by program category.

City-Wide Capital Improvement Expenditures
for Action Programs 1974-1976

Program	City Wide	Blighted and Slum Areas
Fire Protection	365,000	-
Lighting	121,193,000	10,215,000
Parks and Recreation	36,159,000	5,929,000
Sewers	53,242,000	18,769,000
Streets	61,561,000	7,618,000
Water	27,941,000	1,338,000
Neighborhood Improvement (Street-related uses)	926,000	926,000
Flood and Storm Water	730,000	730,000

The above figures relate to capital improvement items only. The totals include allocations for capital projects funded by neighborhood development projects in blighted and slum areas.

A significant program presently in formation is the allocation \$4.5 million for housing rehabilitation. These funds would be used to assist home owners, through low interest loans, to repair their homes.

Water

\$ 168,000

Five projects were accomplished to upgrade and rehabilitate portions of the water system within blighted areas of the city.

7. Indicate the organizations involved, the amounts expended in the last certification period, and the amounts budgeted for the next period, to support both the planning and the programming portions of the process.

Organization	Expended 1973	Proposed 1974
Building Department	\$1,920,513	\$2,379,680
Department of Community Development	\$1,738,073	\$1,800,694

8. List the number of professional staff personnel participating in the process, and the professional skills involved.

1973 Budget

Building Department	Total 100
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1. Administration 5
2. Housing Conservation
Building Allotment 39
3. Code Enforcement, Permits
and Inspection 54
4. Code Research 2

Department of Community Development	Total 89
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1. Administration 7
2. Planning 41
 - General Planning City Wide 6
 - Neighborhood Planning 13
 - Transportation Planning 3
 - Office of Housing Policy 3
 - Development-Core Planning 11
 - Research 2
 - Commission Services 3

3. Environmental Management	12
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4. Development Operation	29
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9. Describe the role of the chief executive and city council in formulating the objectives, priorities and budgets of the planning process in the last period, and what role they will have in the next period, if different.

In Seattle, the Mayor is the chief executive and his duties include administering and maintaining City law, contracts and order. He approves legislation (unless his veto is overruled) and is responsible for the conduct and performance of the various operating departments. These include Community Development, Human Resources, Model Cities, the Personnel office and those that comprise the Board of Public Works (i.e. Building, Engineering, Park and Recreation, and Water). The heads of these Departments are appointed by the Mayor subject to Council confirmation and serve at his pleasure.

In addition to authority over most line departments a recent charter change has vested the budget making process in the Mayor's office. To carry out this function the Office of Management and Budget was created. This organization seeks and coordinates funding activities and prepares the City budget.

Other steps strengthening the Mayor's role came from Charter changes in 1967. One such change was the transferring of the staff of the Park Commission under the Chief Executive as the Department of Parks and Recreation. The Park Commission retained only an advisory role in recreational concerns. Similarly, the staff of the Planning Commission was shifted to the Department of Community Development which was established by Ordinance in 1969. Since that time the Planning Commission's function has been completely advisory.

Many responsibilities were assigned to the new Department of Community Development including the administration and maintenance of the City's Comprehensive Plan; providing guidance to future growth through the administration of the Capital Improvement Committee; providing input into the administration of building and housing codes; administering various development projects and programs such as housing rehabilitation, urban renewal and relocation activities and the preparation of neighborhood and project plans through citizen participation. To carry out these functions the Department is organized by five divisions and several offices.

The Mayor and City Council established the Office of Executive Policy in response to many new demands for social and domestic services. This organization is to track the many programs and projects underway in the City and to adjoin the planning activities of the Department of Community Development and Department of Human Resources to assure that the Comprehensive Plan will be coordinated in respect to physical and social needs.

The City Council continues to function as the legislative branch of the government researching and preparing legislation, adapting the budget and approving personnel matters.

No fundamental change in the governmental process is anticipated during the next period.

10. Describe the role of the major local agencies and organizations in developing the plans and action programs and in coordinating their implementation during the past period, and what role they will have in the next period, if different.

Since its creation, the Department of Community Development has increasingly played a more important role in developing plans and action programs and in coordinating their implementation with various City departments and other local, State and Federal agencies. Operating departments continue to formulate plans and programs on their own, but emphasis on coordinating these with the affected clientele groups and agencies has increased. The participation of citizen groups and formerly uninvolved citizens is increasing with the Department of Community Development's close contact with the City's Community Councils. Presently the Department is providing planning assistance through six "Little-City-Halls", an experiment in bringing more city services to the people.

Ultimately, the Mayor and his staff perform necessary coordinating functions and provide policy guidance to operating departments with the involvement of and approval of the City Council where appropriate.

The Department of Community Development is responsible for city wide Comprehensive Planning. Activities are closely coordinated with other local, state and federal agencies. Exemplary of the Department's involvement in area activities are the Director's Management Advisory Board and the Mayor's Environmental Conference's Environmental Policy Committee.

HOUSING AND RELOCATION

Requirements. This element contains requirements with respect to both the community's need for housing and the need for effective relocation programs, which are treated separately below.

Housing Requirements. Identify and analyze the gap between the community's low and moderate-income housing needs and the resources available to meet the need, and develop and implement a meaningful action program to help overcome the gap.

1. On the basis of presently available information and locally determined standards, provide an estimate of the number of low and moderate-income families presently living in substandard housing, by race, and the number of standard housing units presently vacant and available at prices or rentals such families can afford to pay.

	TOTAL	Occupied by Non-Minority	Occupied by Minority
(a) Low and moderate-income households in substandard housing in Seattle (19% of occupied housing is substandard) ¹	39,000 100%	33,560 86%	5,440 14%
 (b) Standard housing units available:			
(1) Rental units:			
(a) Seattle Public Housing ²	7564	783	10.3%
Leased housing	1475	86	5.8
Garden Apartments	3261	674	20.6
Highrise Elderly Apartments	2678	23	0.9
Handicapped Apartments	150	0	0.0
(b) HUD Subsidized Rental Units ³			
221(d) ³ units available		138	
236 units available		200	
(c) Units available through the private market in Seattle area ⁴			
Under \$100 per month	86,860	3387	3.9
\$100-\$149 per month	12,580	920	7.3
\$150-\$199 per month	50,780	1930	3.8
 (2) Unsold housing inventory:			
(a) Total new single-family units available through private market in Seattle area ⁴		619	
Under \$17,500		54	
\$17,500-\$19,999		66	
Above 20,000		499	

(b) Unsold HUD acquired properties
in Seattle³

2822

2. Describe how the above estimate was made, and what plans the community has to develop on a continuing basis an accurate inventory of low and moderate-income housing needs and resources.

(a) Sources of information:

- (1) Estimates on substandard housing and racial occupancy were based on the housing condition indicators of the 1970 census as developed by the research staff of the Department of Community Development.
- (2) Seattle Housing Authority, Weekly Report of Occupancy and Applications, for the week ending October 9, 1973.
- (3) Seattle Housing Development, Study of HUD Acquired Properties in Seattle Area, July, 1973, and Study of Subsidized Housing in Seattle Area, June, 1973.
- (4) Seattle Real Estate Research Report, Spring 1973. The Seattle Real Estate Research Committee publishes a semi-annual report on housing needs, trends, and resources in the Seattle area. Rental unit figures based on a 20% random sample.

(b) Plans for inventory of housing needs and resources:

(1) The City of Seattle:

- (a) The City has recently established within the Planning Division of the Department of Community Development an Office of Housing Policy. The primary responsibility of OHP is to assist in developing housing goals and policies for the City and translating these goals into a housing strategy. In relation to this responsibility, OHP will be developing the capability to research, analyze and present information on Seattle's housing stock, conditions, programs, etc., such as the recently prepared Downtown Housing Study.
- (b) The Office of Neighborhood Improvement, also in the Planning Division of DCD, maintains a research staff which compiles and develops housing information on various neighborhoods, particularly the "twenty critical neighborhoods."
- (c) The Development Division of DCD collects and develops detailed information and analyses on housing conditions in areas where it administers Urban Renewal and Neighborhood Development Programs.
- (d) The Office of Housing Conservation in the Building Department is responsible for enforcing the Housing Code through inspections of buildings and operates the building abatement program for unsafe buildings.

- (c) The Seattle Housing Authority provides periodical information on its programs and developments, such as occupancy rates, application rates, waiting lists, etc.
- (2) The Puget Sound Governmental Conference publishes an annual population and housing estimate report giving pertinent data by region, county, city and census tract.
- (3) The Seattle Housing Development is developing a Housing Information System which has already published several studies on HUD subsidized programs and acquired properties. The System's future will depend upon continued funding.
- (4) The Skid Road Community Council is gathering data and informing the community of the housing problems in the Skid Road sections of the City.
- (5) The Urban Data Center, a research arm of the University of Washington, has all data of the 1970 census on computer tapes and has been working with SHD in developing the Housing Information System.
- (6) The Seattle Real Estate Research Committee collects and publishes data on housing conditions, vacancies, and trends in a semi-annual report.

3. Describe in quantifiable terms to the extent possible, the community's targets for accomplishment, and the specific steps and actions it intends to take in the next certification period to expand the supply of low- and moderate-income housing. (Such description should include identification of the specific Federal or other aid programs to be used, the sponsorship of the proposed programs, status of financial commitments for the projects, and estimated dates for initiation and completion of construction or rehabilitation.)

(a) City of Seattle programs:

- (1) A program to provide low interest loans for rehabilitation is being developed using \$4.5 million of general revenue sharing funds and matching funds secured from business and industry. In the initial phases it is anticipated that this program will provide assistance for rehabilitating 40 to 50 homes in two target neighborhoods during 1974.
- (2) The on-going rehabilitation programs under the NDP and FACE programs are expected to rehabilitate 151 structures in 1973 and 1974. These programs include the Leschi, North Greenwood, South Park and Jefferson neighborhoods.
- (3) The Development Division of DCD is completing arrangements for the construction of new single-family residences for low-income households under the auspices of the Seattle Housing Development. It is anticipated that 40 new homes will be completed in 1974.

- (4) The regular leased housing program of the Seattle Housing Authority now has 1,475 units of leased housing commitments. Requests have been made for an additional 500 units under this program.
- (b) In the private market, 1,407 building permits for new single-family residences were issued in the Seattle area during the first quarter of 1973, which is approximately 300 more than for the same period in 1972. Building permits for 426 units in multi-family buildings were also issued during this period compared to 285 units during the first quarter of 1972. Building permit issuances for new residences have shown a slow but steady increase during the last three years.
4. Describe the steps taken and the accomplishments made during the last period with respect to expanding the supply of housing for low and moderate-income families.
- (a) Through the Leschi Neighborhood Development Program 48 houses have been rehabilitated and 25 buildings, not economically feasible to rehabilitate, have been purchased and the occupants relocated in standard housing, acceptable to the displaced occupants.
- (b) During 1971 and '72, 1098 rehabilitated housing units were opened to low and moderate-income families through "Project Renas" carried out by PHA in conjunction with the SHD, Seattle Model Cities Program, and private sponsors (both non-profit and limited dividend).
- (c) The U-der-Atlantic Neighborhood Improvement Program is an on-going project involving rehabilitation of dwelling and business structures, site clearance, and new construction. The rehabilitation phase has been completed. ~~Two new buildings~~ Two new buildings have been constructed in this area, providing 158 dwelling units for low and moderate-income households. Operation Breakthrough, constructed during 1971 and '72 in the area, also provides 52 new units for various economic levels.

5. Identify the public agency or official responsible for overall direction in formulating and implementing the housing program and describe the relationship of such agency or official to the chief executive of the Community.

The Director of the Department of Community Development reporting directly to the Mayor.

6. Describe the plans of such agency or official for mobilizing all available public and private resources in order to overcome the housing gap in the community.

Through the Office of Housing Policy, the Director is working to coordinate and mobilize all available public and private resources for improving the housing conditions in the City of Seattle. As stated in the establishing ordinance, OHP has been created within the Department of Community Development for the "development of housing goals and policies and translation of both short and long term goals into a housing strategy for the City; the development of a housing research capability...; and the coordination of City housing policies and programs." During the next year, OHP will assist the Mayor and City Council in planning and developing a

housing rehabilitation program funded through revenue sharing; develop the housing section of a new comprehensive plan; propose revisions in codes and ordinances to encourage housing rehabilitation and maintenance; provide technical assistance to City programs which impact housing; provide information on housing conditions, trends and projects; and develop programs to encourage private investment in needed housing development.

In addition to the coordination, research, planning and technical assistance functions, the Department will directly mobilize public and private resources through the on-going work of the Development Division in Urban Renewal and Neighborhood Development Projects. The Director will also provide support and encouragement to the modernization programs of the Seattle Housing Authority and the FACE program in the Building Department.

To assure the full coordination of all housing programs the Mayor is establishing an administrative committee with members from all Departments and Divisions which are involved in programs relating to housing. This committee will be chaired by the Director of the Department of Community Development.

The Department will also be cooperating with community groups and other government agencies concerned with the development of low- and moderate-income housing. These groups and agencies include: community councils such as the Skid Road Community Council and Inter*im; the University of Washington and its various departments; Puget Sound Governmental Conference; Seattle Housing Development; and others.

RELOCATION. The development of a centrally-administered or coordinated relocation program for all families and individuals displaced by governmental action in the community; the provision of a sufficient volume of decent, safe and sanitary housing within the means of such displaced in appropriate unit sizes; and, the provision of services to such displaced comparable to those under the urban renewal program.

1. With respect to agencies having responsibilities for relocation in the community, give the following information:

a. The name of the local agency administering the relocation program under urban renewal, including the determination of rehousing needs, developing plans to meet such needs and providing relocation assistance.

City of Seattle
Community Development Department
Development Division

b. The name of the local agency administering the relocation program for those displaced by other governmental action, including the determination of rehousing needs, developing plans to meet such needs and providing relocation assistance.

Agency	Function
City of Seattle Community Development Division Development Division	Handles relocation City-wide for: Model Cities Program City Public Works and Parks Code Enforcement (when officially notified)
State Highway Department	Does relocation resulting from highway development.

c. If the answers to a. and b. above indicate different agencies, describe in detail how their respective responsibilities are coordinated as to need determinations, program planning and the provision of relocation assistance.

A good working relationship has been developed between State Highway relocation staff working in the City and the City relocation staff. There has been exchange of housing information, social service resources, etc.

The Highway's Director of Relocation and the corresponding staff of the City have schedule meetings for discussion of the Uniform Relocation Act with federal agency representatives in regional and area offices.

d. Describe in detail what steps or actions the community proposes to take in the next period to review, evaluate and improve coordination among the agencies mentioned in c. above.

The agency plans to continue exchange of information and resources and to assist in the development of local, state, and federal agency communication.

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Community Development Department
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- d. Describe in detail what steps or actions the community proposes to take in the next period to review, evaluate and improve coordination among the agencies mentioned in c. above.

The agency plans to continue exchange of information and resources and to assist in the development of local, state, and federal agency communication.

2. If the community has displaced families or businesses from HUD-assisted projects and/or other governmental action programs during the preceding two-year period ending December 1972 give the following information:

TYPE OF GOVERNMENTAL ACTION	NUMBER OF FAMILIES DISPLACED		NUMBER OF BUSINESSES		OF TOTAL IN COLUMNS A + B, LIST NUMBER OF FAMILIES RELOCATED			
	(A)	(B)	DISPLACED	RELOCATED	IN STANDARD HOUSING		IN SUB-STANDARD HOUSING	
	(NON-MINORITY) WHITE	MINORITY			(NON-MINORITY) WHITE	MINORITY	(NON-MINORITY) WHITE	MINORITY
HUD-assisted Projects	239	235	36	21	255	265	13	0
Code Enforcement . . .	2456	400	4	4	2026	320	400	80
Highway Construction . .	41	26	0	0	41	26	0	0
Other (Identify) ^{**} . . .	89	5	39	36	89	5	0	0
Total	2825	695	79	61	2411	616	443	80

* Households

** Non Federally-assisted City Public Works, Parks and Schools

Displacement due to Code Enforcement: Numbers derived from figures given by Building Department staff for units vacated and closed and units demolished with the occupancy percentage applied. The number of minority, non-minority, standard and substandard was determined with % deduced from the 1970 census by the Research Section, Department of Community Development.

3. Describe the kinds of relocation services being provided by the community to persons and businesses being displaced, (e.g. inspection of housing available for relocation, interviewing and counseling of persons being displaced, system for handling relocation payments, establishment of housing and other referral services), and give the amount of funds available to provide the services.

Relocation services provided by the City for all displacees of government action except for displacees due to Code Enforcement Action includes:

- a. General informational program for project community with specific informational letters for residents to be displaced.
- b. Personal interviews with residents to be displaced to determine housing needs and desires as well as needs for social service.
- c. Assistance to displaced households in finding housing, either directly or thru referrals to private rentals, public housing, rent supplement units, or to private sales market, HUD acquired properties, etc.
- d. Assistance with transportation of displacees to inspect housing, to arrange for rental or purchase (when needed).
- e. Assistance thru counseling and referrals for public assistance, food stamps, medical care, social security, employment, and institutional facilities.
- f. Assistance to occupants in the understanding of relocation benefits and in securing the maximum payments to which they are entitled.
- g. Inspection of replacement housing.
- h. Provision of information on relocation benefit to all businesses to be displaced.
- i. Assistance to businesses in finding relocation sites, in seeking additional funding thru agencies, such as the Small Businessman Association, in meeting State requirements, etc. (if needed).
- j. Assistance to displaced businesses in planning moves and securing bids.
- k. Preparation of claims and transmittal of payments.
- l. Arrangements for temporary relocation facilities during rehabilitation for displaced residents or businesses (when needed).
- m. Provision of property management services for DCO projects as requested.

Funds available to provide the services:

Funds have been approved by HUD for the various HUD-assisted projects for relocation payments and services. The allocated amounts for these projects are listed below.

Relocation expenses are paid by the City for non-federally assisted projects when a public agency acquires property under State jurisdiction.

We now have funds to pay for relocation expenses, advance rent, utility deposits, etc., for low-income persons displaced by City code enforcement. The funds are provided from the City's General Fund and are available in cases of extreme hardship on a financial assistance basis analogous to public assistance, rather than as a relocation grant to which all displacees are entitled.

HUD-Assisted Project

Relocation Allocations

YANIP

North Lake

NDP's

Pike Plaza

4. If the community will displace families and businesses from HUD-assisted projects and/or by other governmental programs during the coming two-year period, give the following information:

JANUARY 1, 1974 to DECEMBER 31, 1975

	NUMBER HOUSEHOLDS & BUSINESSES TO BE DISPLACED			
	TOTALS	NON-MINORITY (WHITE) HHS.	MINORITY HOUSEHOLDS	BUSINESSES
SWCP	9	0	6	3
LENOX RD	57	4	50	3
NORTH GREENWOOD	25	25	0	0
SOUTH PARK	10	10	0	0
PIKE	189	104	26	59
VERMILION-ATLANTIC	85	10	65	10
NORTHLAKE & JEFFERSON PARK	<u>79</u>	<u>41</u>	<u>28</u>	<u>10</u>
TOTAL HUD-ASSISTED	454	194	175	85
HIGHWAY	166	87	55	24
CODE	<u>2,300</u>	<u>1,978</u>	<u>322</u>	<u>0</u>
TOTAL OTHER	<u><u>2,466</u></u>	<u><u>2,065</u></u>	<u><u>377</u></u>	<u><u>24</u></u>

5. For the number of families shown in 4, above, indicate their income brackets and the number of standard housing units, both new and existing, that will be available for such families displaced during that period. Identify the sources of data.

a. Low and moderate-income households

1. Rentals

(a) Existing

- (1) Seattle Public Housing - of 5,993 units approximate vacancy 600
Leased Housing Program - 1,475 units presently in use, "turn-over" provides only available units
- (2) HUD Subsidized Rental Housing - (221(d)3 & 4 & 236) for elderly household and multi-unit structures for families. Over 3,000 units in Seattle approximate number of units available 400
- (3) Apartments and houses available on real estate market - two geographic areas still have a fair number of vacancies for low rent studio type apartments - \$85.00 to \$110.00. Most of these vacancies are units built prior to 1925. Rents are increasing (first in the spring and again in the fall). Estimated number available

(b) New rental housing to be completed within 1973 and 74.

- (1) Public Housing Units (Planned) 59
Leased Housing request for additional units (depends on governmental action)
- (2) 236 Housing in process 500
- (3) Building permits for apartment buildings (mostly medium or moderate income range) 16
- (4) Pike Plaza Renewal Project 355

2. Sales Housing (home ownership) - for moderate and low-income families.

(a) Existing Purchase

- (1) Unsold HUD Acquired Properties - inventory of 7,000 for Seattle and King County - available presently 400)
additional residences placed on the market monthly 30 - 100) 2,000 hours
- (2) Unsold inventory of new single family residences in the City housing market area is:
for low-income: Sales under \$20,000. 120

(3)	Existing homes on Real Estate market Seattle Metropolitan area at low or moderate prices range approximately 500 per month for the 2-yr. period, 1973-74, conservative estimate.)	2,000 hou
(b) New Sales Housing			
(1)	Building permits for single family residences issued first quarter of 1973 - 1,338 (10% low or moderate income)	134)	600
(2)	Plans for building on vacant parcels in DCD projects working in cooperation with SHD etc. - (depending on funding)	40	40
Total Sales Housing possibilities			1973-1974
			4,760

6. If the community will displace single persons by HUD-assisted projects and/or other governmental action during the following two-year period, give the following information: the number to be displaced, their race, the income levels of those to be displaced, the type of housing resources to be available (e.g. rooming and boarding houses, residential hotels, housing and homes for the elderly, other).

See R-223 Relocation Report for Pike Place Redevelopment Project (Wash. R-17)

7. What are the current vacancy rates in the community for the inventory of standard low- and moderate-income housing units, by number of bedrooms and rents or monthly housing expenses? How were the rates determined?

See under "Housing Section" #1(b) standard housing units available.

8. If the vacancy rate of standard units (in the groups where the rent or monthly housing expenses and number of bedrooms required by persons being displaced) is less than 3 percent, then describe the actions the community intends to take to replace on a one-to-one basis the units to be removed from the supply by any HUD-assisted programs during the next two-year period. (Such description should include identification of the specific Federal or other aid programs to be used, the sponsorship of the projects, status of financial commitments for the projects, and estimated dates for initiation and completion of construction.)

Not Applicable.

INTRODUCTION

Beginning in Mid 1972, the City of Seattle undertook a special program of citizen participation when it created by ordinance, the Seattle 2000 Commission. The purpose of this organization was to develop city-wide goals and objectives which could guide the City's social and physical development towards the year 2000.

The Seattle 2000 Commission was open to anyone who lived, worked, owned property or had an interest in the City's future. The Commission divided its work into twelve (12) functional areas, one of which was housing. Concern about shelter was not restricted to this one group but was interwoven through several of the other task forces. The Commission had an over-riding concern to provide equal and ample opportunities for a variety of living and life styles for all segments of the City's population.

The work of the 2000 Commission was adopted by the Seattle City Council and established as "Goals for Seattle". A resolution creating an continuous opportunity for citizen participation in the City's planning and budgeting process was also adopted. This resolution also focused the work of City Departments on the attainment of the adopted "Goals for Seattle"

In addition to this innovative citizen participation program in Seattle's planning effort, the City continued to expand it's traditional role in working with citizen groups; both those who participate directly in HUD assisted programs as well as those who are indirectly involved but have an interest in the development of the City.

1. (a) Identify the groups participating in the HUD-assisted programs related to the workable program and in the community's program to expand low and moderate income housing.

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The following groups have been working directly with the City to develop plans for HUD assisted programs and to increase the housing supply for low-and-moderate income housing in given areas as they relate to:

Model Cities Task Force (land-Use, Housing)

- (1) Leschi Neighborhood Development Program Project Area Committee
- (2) North Greenwood Development Project Area Committee
- (3) South Park Development Program Project Area Committee
- (4) Pike Project Historic Preservation Board
- (5) Yesler-Atlantic Neighborhood Improvement Program Project Area Committee
- (6) Neighborhood Community Groups
- (7) Adams Neighborhood Improvement Committee
- (8) Brighton Community Council
- (9) Greater Greenwood Community Council

In addition to these groups that are working toward specific programs and projects, several others worked on general housing problems:

Seattle 2000 Commission

Lawyers for Housing

Central Seattle Community Council Federation

Puget Sound Governmental Conference

These groups reflected in the 1971-1973 workable program continue to be active:

International District Improvement Association

Skid Road Community Council

Cadcade Community Council

Wallingford Community Council

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Magnolia Community Council
Capitol Hill Community Council
Broadway Neighborhood Council
University District Community Council
Freemont Improvement Committee
Floating Homes Association
Lake Union Citizens Advisory Committee

- (b) Describe the type of groups (e.g., civic, neighborhood, housing) that are participating.

Participating groups fall into three (3) major areas:

- (1) The City-wide Seattle 2000 Commission
- (2) Project Area Committee active in renewal areas
- (3) Neighborhood/Community Organizations

The Commission previously described in general terms was a broad based citizen effort to develop goals and objectives upon which to formulate a policy plan to guide physical and social development for the City. As a diverse group, the Commission membership was drawn from many segments of Seattle's population. A survey taken of the Commission members during one two-month time period reflected these characteristics:

Average Meeting Attendance	250 Persons
Minorities	8.8%
Family Income (-10,000)	2.0%
Individual (-7,000)	34.0%
Home Owners	55.0%
Renters	45.0%

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During the six months of the Commission, attendance of meetings ranged from a high of 900 persons to a low of about 200. Average attendance at weekly meetings for six months was approximately 250 persons.

Project Area Committees draw heavily from residents and workers within the project boundaries. Attendance varies with the nature of the meeting, but consistent communication both written and verbal keeps residents and workers informed about the issues, plans and projects applicable to the project area. All residents/workers are given full and equal opportunity to participate. During the past year the department has worked with the following Project Area Committees:

North Greenwood Project

South Park Project

Leschi Project

Yesler-Atlantic Project

During the coming year, work will continue with:

Leschi

Yesler-Atlantic

The department works extensively with a variety of neighborhood organizations as listed in section I-A of this report. Membership in these organizations also reflect a cross-section of the area which the organization identifies.

No organization with which the department works has no barrier to membership for reasons of race, creed or economic status. Due to the local favor of the organization, neighborhood and community council

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meetings are generally attended by persons of the social-economic and cultural composition of the area which the organization serves.

- (c) Describe what particular HUD-assisted program such groups are participating in:

Seattle 2000 formulation of social-physical policy plans for the City of Seattle

Model Cities Task Forces such as Health, Law and Justice, Welfare, Employment, Physical Planning, Housing, Art and Culture, Education

Leschi NDP, Project Area Committee: Relocation, Neighborhood Improvement

Rehabilitation Consumers Education Program

Pike Project Board Redevelopment: Merchants Association, Farmers Association and Arts and Crafts Association

South Park Project Area Committee Redevelopment: Public Improvement and Social Services Rehabilitation

Yesler-Atlantic Neighborhood Improvement Council: Relocation, Neighborhood Improvement, Rehabilitation

Greenwood Neighborhood Improvement Council: Relocation, Neighborhood Improvement, Rehabilitation Education

(d) (Insert here)

2. Describe the arrangements or working relationships set up to provide groups and individuals opportunities for access to and participation in decision-making in the applicable HUD-assisted programs.

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Specifically the 2000 Commission held a total of sixty community meetings around the City, were featured on six hours of television, and through paid newspaper advertising circulated reports and an opinion survey to approximately 100,000 households. A Commission newsletter was published twice a month and mailed to individuals and organizations. A number of coordination meetings were also held to ensure that the purpose, work and operation of the Commission was known to all citizen and government organizations within the City.

Other department efforts to coordinate citizen participation in the area of Development and Neighborhood Planning have consisted of identifying organizations which have a direct and/or indirect effect (interest) in those areas in which department work is either underway or anticipated. Coordination is effected through personal meetings, circulation of reports, minutes, newsletters and presentations. On a broader front, participation of citizen groups and formerly uninvolved citizens is necessary with the department's participation in the ^(Community Resource Center) ~~"Little City Hall"~~ experiment a program designated to make available certain resources of City government at the local level. At present, ^(Community Resource Center) ~~six "Little City Halls"~~ are operational around the City. The department provides technical staff to each of these facilities on a full or part time basis. Further coordination is achieved through the interaction of staff both within the department and with other departments of City government.

3. Describe the steps which have been taken in regard to the applicable programs to provide participating groups and individuals sufficient information and technical assistance.

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(d) Describe efforts to achieve coordination among other participation structures located in the same area or having similar program interests.

Committee as composed of representatives of all churches, clubs and neighborhood organizations. These representatives help to provide a two-way liaison between the citizens and the City. This has helped to decrease the amount of duplication of planning and conducting the programs and has helped in assuring that the needs (as identified by the citizen and the City) are being met.

Technical assistance is provided by the department to citizen groups in these project areas:

1. Leschi
2. North Greenwood
3. Yesler-Atlantic
4. Pioneer Square Historic Preservation District
5. Pike Market Development District
6. South Park
7. Broadway District
8. Fremont Neighborhood
9. Brighton Neighborhood
10. North Greenwood (West)
11. Highland Park
12. Denny Regrade

Assistance is also provided through department participation in the ~~Community Resource Center~~ "Little City Halls" and in formulation of Special Review Districts for both the City's International District and it's pioneer Square District.

Department assistance was also provided to task forces of Seattle's Model City Program.

During the 2000 Commission twelve (12) department staff were assigned to work directly with the Commission and it's task forces. A resource center was provided by the Department. A resource library was made available to Commission members there, as well as reproduction equipment, meeting rooms and general administrative and secretarial support.

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Brochures have been prepared which describe the scope and purpose of each HUD-assisted project. In addition, pamphlets outlining rehabilitation and relocation benefits are available. Specific projects, namely those involving residential rehabilitation, have regularly published newsletters. These newsletters are distributed to project area residents and are available to the general public on request. Technical assistance for all HUD-assisted projects is provided through the Development Operation Division of the Department of Community Development. Full time staff personnel are available to assist home and property owners and developers in all phases of renewal activity. Real estate specialists, rehab specialists, financial advisors, architectural advisors, and relocation specialists are included on the staff.

4 Describe the nature and range of issues relating to the applicable programs with which participating groups and individuals have dealt; the recommendations subsequently made; and the specific results and accomplishments of the participation.

The twelve (12) areas of study in the Seattle 2000 Commission report included most economic and social aspects of urban development. Recommendations were made in areas such as housing, transportation, social and health services and were geared toward developments from now to the year 2000. The citizens of Seattle have written a joint report encompassing those things influencing our urban environment and that report has been adopted by the City Council as the basis for a new comprehensive City plan. An implementation resolution also calls for a reconvening of citizens every five (5) years to review progress and implementation efforts according to the Seattle 2000 Commission.

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Nature and issues of local community concern ranges from concerns about suitable housing to desire for neighborhood beautification. Recommendations for action have taken the forms of, clean up drive, organization of Senior Citizen Program and discrimination of information on housing rehabilitation. These actions stem from citizen recommendations and are largely accomplished by participants with technical assistance provided by the department. Leschi, Yesler-Atlantic, North Greenwood and South Park PAC's have all experienced these issues and have taken attendant actions.

To provide better working relationship between area residents and the department, a continuous exchange of information between technical staff and the community is established. Knowing in advance how to prepare for a situation is important in efficient worker-citizen participation. Those served by the department must feel the care and concern being given in their relationships is genuine and effective. Winning the confidence of the people through productive joint actions is stressed as an ongoing goal of the department.

RED:RS

WORKING PAPER
FORMULATIVE WRITINGS

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FORMULATIVE WRITINGS

SEATTLE CITY COUNCIL

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OFFICE OF THE MAYOR—CITY OF SEATTLE

Wes Uhlman, Mayor

February 6, 1974

The City Council
The City of Seattle

Honorable Members:

Attached is a final copy of the "Workable Program for Community Improvement 1973 - 1975". This should be substituted for the draft copy contained in C.F. 277914.

Sincerely,

Wes Uhlman
Mayor

by

A handwritten signature in cursive script that reads "Walter R. Hundley".

Walter R. Hundley
Budget Director

WRH/CCS/mo
Attachment
cc: Mayor's Office

G. S. GUNLANDER
COMPTROLLER AND CITY CLERK

'74 FEB 13 PM 4:57

FILED
CITY OF SEATTLE



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Budget Director

WRH/CCS/mo
Attachment
cc: Mayor's Office

D. S. ELLIOTT
COMPTROLLER AND CITY CLERK

74 FEB 13 PM 4:57

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CITY OF SEATTLE

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

John R. Miller

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: PUD

[Signature]

PRESIDENT'S SIGNATURE

OFFICE OF THE MAYOR—CITY OF SEATTLE

Wes Uhlman, Mayor

David W. Peyton
Acting Area Director
Department of Housing and Urban Development
Arcade Plaza Building
1321 Second Avenue
Seattle, Washington 98101

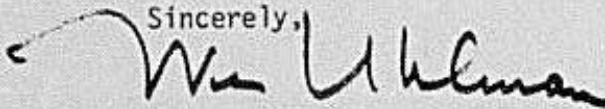
Dear Mr. Peyton:

Submitted herewith for recertification is the City of Seattle's Workable Program for Community Improvement, 1973-75. The programs as presented herein reflect the City's concern in further remedying the causes of urban blight.

As in the past, the City's Department of Community Development will continue in upgrading the physical, social and economic needs of our critical neighborhoods. The Department is responsible for the formulation of goals and programs, planning, urban renewal, capital improvements and building code review.

In this application for recertification we have attempted to be as complete and detailed as possible. However, if additional information is desired we will provide whatever assistance is required.

Sincerely,



Wes Uhlman
Mayor

WU:vrj

C. S. FRIEDMANSON
COMPTROLLER AND CITY CLERK

'74 FEB 13 PM 4:57

FILED
CITY OF SEATTLE



OFFICE OF THE MAYOR—CITY OF SEATTLE

Wes Uhlman, Mayor

David W. Peyton
Acting Area Director
Department of Housing and Urban Development
Arcade Plaza Building
1321 Second Avenue
Seattle, Washington 98101

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WU:vrj

C. C. ERLANDSON
COMPTROLLER AND CITY CLERK

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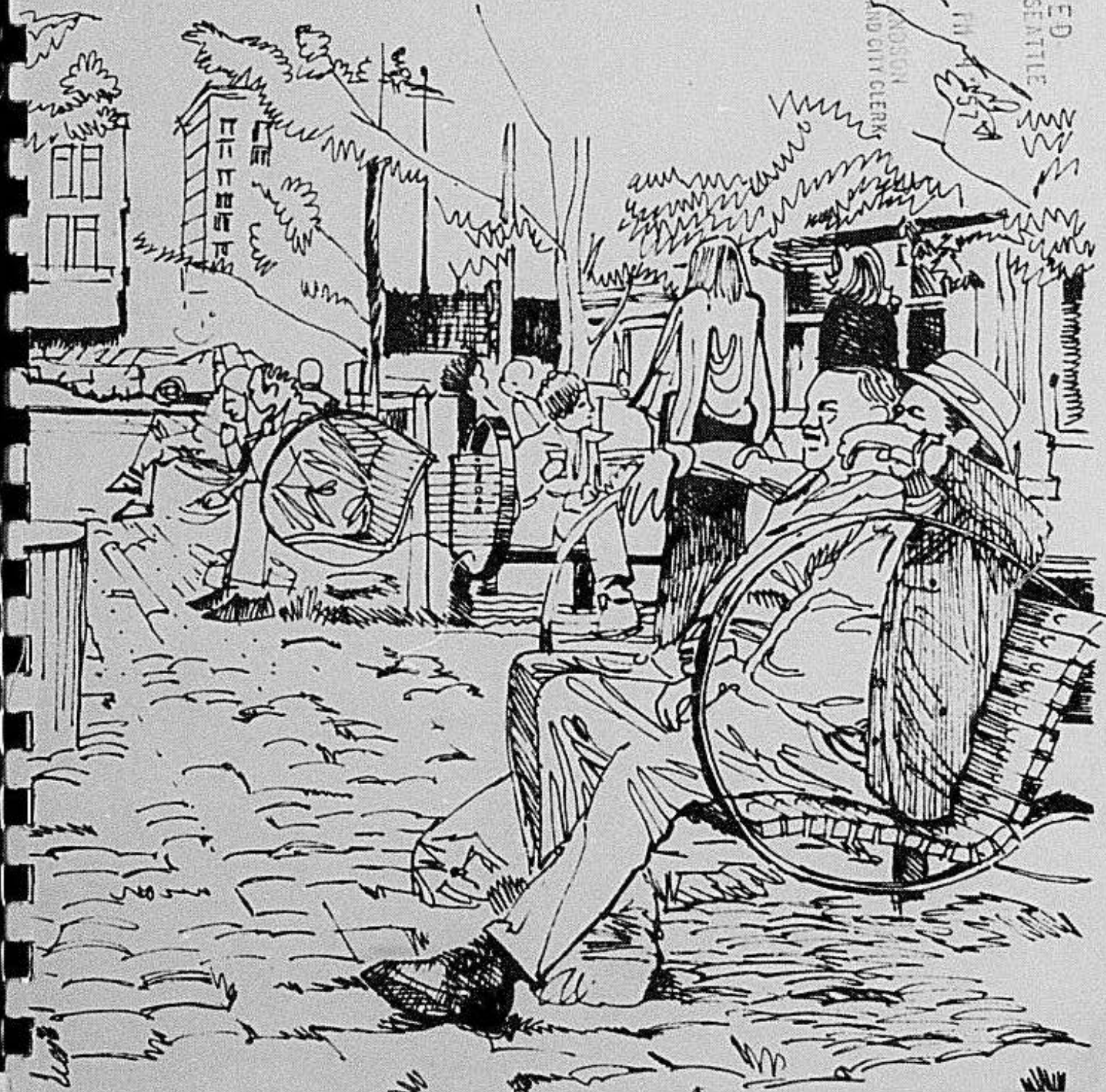
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277914
CITY OF SEATTLE **CF-277914**

WORKABLE PROGRAM Part II
FOR COMMUNITY
IMPROVEMENT
1973 thru 1975

CF-277914
Part II

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CITY OF SEATTLE
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COMPTROLLER AND CITY CLERK



City of Seattle
WORKABLE PROGRAM FOR
COMMUNITY IMPROVEMENT
1973 thru 1975

RESOLUTION 24449

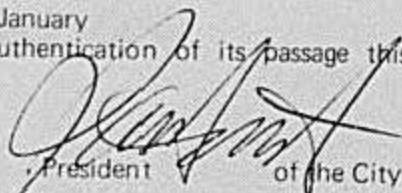
A RESOLUTION adopting "A Review of Progress Under the Workable Program for Community Involvement" (1973) and authorizing an application to the Department of Housing and Urban Development for recertification in such connection.

WHEREAS, certification by the Department of Housing and Urban Development of the City's "Workable Program" has expired, necessitating a new and current certification; Now, therefore,

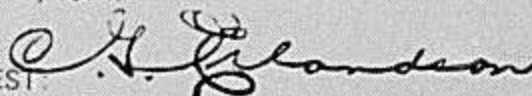
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

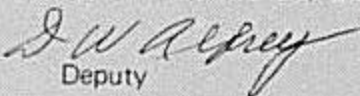
That that report entitled "A Review of Progress Under the Workable Program for Community Improvement" prepared for 1973 under the direction of and submitted to the City Council by the Mayor and contained in C.F. 277914 is hereby adopted, and the Mayor is hereby authorized to transmit executed copies thereof, together with such copies of this resolution and other materials as may be required, to the Department of Housing and Urban Development for continued financial assistance from the Federal Government.

PASSED by the City Council the 28th day of January 1974 and signed by me in open session in authentication of its passage this 28th day of January, 1974


President of the City Council

Filed by me this 28th day of January, 1974.

ATTEST: 
City Comptroller and City Clerk

BY: 
Deputy

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

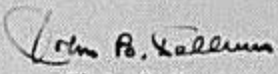
I, C.G. ERLANDSON, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this Department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this

JAN 30 1974

C.G. ERLANDSON

Comptroller and City Clerk

By: 
Chief Deputy



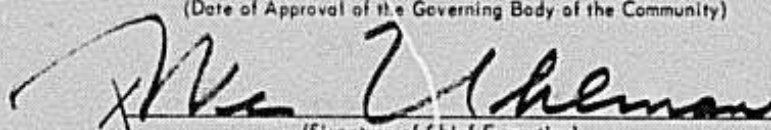
**APPLICATION
FOR
WORKABLE PROGRAM
CERTIFICATION
OR
RE-CERTIFICATION**

Seattle, Washington

(City and State)

January 28, 1974

(Date of Approval of the Governing Body of the Community)



(Signature of Chief Executive)

Wes Uilman, Mayor

(Name and Title)

Application for Re-Certification 1973-1976

(Insert: Certification, or Re-Certification)

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GENERAL

REQUIREMENTS

1. Establish administrative mechanism responsible to the chief executive for the purpose of providing leadership, supervision, and coordination of Workable Program activities.
2. Provide explanation for any objectives set during last period which were not achieved.

General

1. **Identify the person and office or agency designated to supervise and coordinate Workable Program activities, and describe the relationship of such person and office or agency to the chief executive.**

The Workable Program for the City of Seattle is administered by the Department of Community Development. Development activities, planning, urban renewal, Capital Improvement and building code review are combined within this department which reports directly to the Mayor.

2. **For any target, action, or timetable proposed by the community and approved by the Department at the time of the last certification which has not been met or carried out, provide a detailed explanation of the reasons.**

All programs proposed by the Community and approved by the department have been met and carried out.

CODES AND CODE ENFORCEMENT

REQUIREMENT. The two primary requirements are:

- a. The adoption of the latest published edition of one of the nationally recognized model housing*, building, plumbing, electrical, fire prevention and related codes and ordinances, as amended, or state or local codes with comparable standards.
- b. The establishment of an effective code enforcement program.

Codes and Code Enforcement

1. Complete the following schedule for codes adopted by the community.

Code Adopted	Type of Code (Check One)		Give Title and Date of Latest Edition of Model Code Adopted	Give Date of Latest Annual Supplement Model Code Adopted
	Mod.1	Local		
HOUSING		X	Uniform Housing Code, Vol. III—1970	1972*
BUILDING		X	Uniform Building Code — 1970	1972
PLUMBING		X	Uniform Plumbing Code — 1970	1971
ELECTRICAL		X	National Electrical Code — 1968	
FIRE PREVENTION		X	A.I.A. Fire Prevention Code — 1965	1972**

* The Seattle Housing Code is a proprietary code; hence, the model codes are not adopted in their entirety. Rather, adaptations are made so that the local code is equal to or requires higher standards than the U.H.C.

** Code is updated through administrative adoption of new editions of the National Fire Protection Association standards as they are published. The latest editions are 1972.

The following is a schedule for review and adoption of model codes or portions thereof to update the local codes:

HOUSING CODE: The Uniform Housing Code, 1973 edition, is being reviewed for updating of the local code. Collateral to the Housing Code, the City has passed Minimum Maintenance and/or Rehabilitation Codes specifically applicable to Historic Preservation Districts established by the City, namely, Pioneer Square and the Pike Place Market. Another application of Housing Code standards for review relates to preservation of historic landmarks.

BUILDING CODE: Major review for updating local code or adopting the 1973 edition of the Uniform Building Code has been undertaken. However, State legislation action proposing mandatory adoption of a State Building Code, i.e. Uniform Building Code, will affect the review. The State model code notwithstanding, special areas of continued study for code adoption are provisions relating to barrier free construction for the handicapped, building insulation for energy conservation, and sound transmission controls.

ELECTRICAL CODE: A proposed ordinance adopting the National Electrical Code, 1971 edition, with modifications was submitted to the City Council for adoption in 1973. When the 1974 edition of the National Electrical Code is available, it will be adopted, but should be a more simple procedure as local modifications are expected to be minimal. (Adoption expected early 1974.)

FIRE CODE: The Uniform Fire Code, 1973 edition, is currently under review, in anticipation of its adoption with modifications and supplements of standards, as a total new Fire Code. (Completion expected in March 1974.)

PLUMBING CODE: Ordinance for adoption of the 1973 Uniform Plumbing Code is being prepared, subject to approval and recommendation of the Plumbing Advisory Board. The

model code is to be adopted by reference with supplementary modifications relating to administration - permits, licenses, fees - together with provisions to be consistent with State health regulations. (Adoption to be completed by March 1974.)

- 2. Describe briefly the procedure established for periodic review, evaluation, and updating of the adopted codes and ordinances.**

The City employs a full time Director of Code Research and an assistant whose function is to coordinate the initiation, review and adoption of code changes in order to maintain conformity of the City codes with recognized model code standards.

The City maintains its own proprietary, or local codes, each of which is an adoption or an adaptation of a recognized model code or standard. As new editions or supplements to the model codes are published, these are reviewed by both the staff and the Citizens' Code Advisory Boards (Exhibit A) appointed by the Mayor, representative of public and private interests. As no succeeding edition of a model code is completely new, only those changes which are new are considered for adoption and incorporation into the local codes. Other code amendments relate to coverage of indigenous conditions not adequately provided for in the model codes. Waterfront structures and floating homes are examples of such. Other state laws, such as Washington Industrial Safety and Health Act (State counterpart adoption of Occupational Safety and Health Act standards), have made it incumbent upon local jurisdictions to re-examine many areas of the code in relating occupational safety and health to building safety, and resolving inconsistencies and conflicts which exist between such Federal-State adopted standards and local/model code standards.

- 3. Identify and justify any major deviations in the codes adopted by the community from the standards set forth in the nationally recognized codes as amended, excluding minor administrative changes and revisions. Use extra sheets if necessary.**

Deviations from the model codes which are written into the local codes deal primarily with area of administration - permits, fees, appeals, etc. As they would constitute modifications to the model code, other deviations are necessary to be consistent with local land use and zoning ordinances, or state regulations such as they apply to licensed institutions. There is no deviation from recognized engineering standards or practices.

- 4. Describe in general and, to the extent possible, quantifiable terms the longer-range plans and objectives for using housing, building and related code enforcement to help eliminate and prevent the formation and spread of slums and blight.**

On May 1, 1973 the City substantially modified and updated the present systematic housing code compliance program in order to more accurately reflect present day housing conditions and housing code activities on the basis of equity and need, to accelerate city-wide code compliance, to afford a higher degree of flexibility in responding to special critical needs of particular neighborhoods, and to better utilize the staffing available for this function.

The City was divided into 30 inspection areas, each of which includes from one to five census tracts, each area containing from 4,990 to 9,066 housing units with an average of about 7,500 housing units. The 30 areas have been placed in groups of four to six areas to a district. A

senior housing inspector has been assigned to supervise each district, and each housing inspector has been assigned to one or two areas. 1974 Budget changes will modify this to one inspector for each 2 areas and 1 senior inspector for each 2 supervisory districts.

See Exhibit B for identification of new area concept and Exhibit C for the new 7 year systematic housing code compliance program projection.

5. **Describe the community's plan of action during the next period for effectively dealing with areas and/or types of units having high priority need for code enforcement, including both programs to stop blight in sound but deteriorating areas and programs to deal with serious threats to health and safety in slum areas.**

The Building Department will continue on-going surveys of buildings in more blighted areas as well as all areas of the City and will continue to seek the assistance of the Department of Community Development in applying for Federally Assisted Housing Rehabilitation Programs in selected areas.

High priority will continue to be given to abatement and demolition of unsafe and unsanitary housing throughout the City. From January 1, 1971 through December 31, 1972, 261 structures containing 497 dwelling units were demolished; 32 structures containing 32 dwelling units were rehabilitated and compliance activities are continuing on 69 structures containing 106 dwelling units.

The Abatement Coordinator and his staff are assisted in these efforts by the surveillance activities and subsequent referral of potential abatement cases to him by the area inspectors.

Within the concept of the new 30 area systematic housing code compliance program the housing inspectors are operating as full time inspectors within their assigned areas on all referral inspections, request compliance inspections, exit and security inspections, on-going surveys and inspections, floating home inspections and inspections under the Litter Ordinance No. 89021. This system also allows for continuing surveillance of housing that is presently in compliance. Particular emphasis is continuing on safe-exit and security inspections within multi-family structures.

One mobile inspection team is still assigned to special problem areas such as Mann-Minor.

Inspection and enforcement activities will continue on floating homes and floating home moorages under provisions of Ordinance No. 96821 (floating homes Ordinance) Provisions Amending Ordinances No. 100108 and No. 101461 (Exhibit D) and Ordinance No. 99112 (Housing Code) (Exhibit D). As almost all floating home moorages have been brought into compliance, inspections are now limited to referrals and surveillance of moorages. Action is continuing on floating home housing units.

There are 222 structures containing 273 housing units in the Jefferson Area FACE Project.

Federal financial assistance to enable property owners to rehabilitate their properties was not available until January 18, 1973.

One hundred sixty-two structures containing 209 housing units were inspected from that date to December 31, 1972, of which 151 structures and 197 housing units were found to be

substandard. Of these, 70 structures and 80 housing units were in compliance by December 31, 1972.

During periods of interrupted Federal financial assistance the rate of compliance was slowed. The imposition of 221 D3 income limitations in October, 1972, materially reduced the number of applicants who could qualify for Federal loan funds and on June 30, 1973, all Federal loan funds were withdrawn.

As of October 31, 1973, all structures had been inspected and 157 structures containing 175 housing units were in compliance.

Rehabilitation work is progressing in most of the remaining structures without benefit of Federal financial assistance, however, since such assistance was an integral part of the program and because of the cost of the necessary rehabilitation required the availability of the 312 loan program is necessary for completion of the project.

5. (a) **Explain the basis for the areas and program strategies selected. (Attach maps, charts or other information as may be necessary to explain the context for the plan of action).**

See Exhibit B.

Up to six inspection areas with contiguous boundaries are grouped together into supervisory districts depending on type of structure and number of substandard housing units, and assigned to a senior inspector for supervision of all activities within that district. We anticipate that at no time will a senior inspector have more than eight housing inspectors under his supervision except for short term "trouble shooting" teams, assigned to housing condition surveys or other temporary concentrated code activities.

This concept allows us to provide adequate code enforcement city-wide on a basis of equity and need, since we are providing staff on the basis of substandard housing within areas and within individual census tracts while still providing staff for surveillance and response to needs in all areas on a city-wide basis. This provides a high degree of flexibility and staff utilization.

This concept affords ready response to referrals and concerns of community groups. Special concentrated code enforcement efforts brought about by changing priorities resulting from catastrophe, political expedience, or community pressures can be accomplished by temporary reassignment of adjacent area inspectors to the area requiring special immediate attention until such time as additional staff is available for "trouble shooting" or other temporary concentrated activities.

6. **Compare the scope of the proposed plan of action with the plans for the previous period in such a manner as to show what degree of progress is being made toward achieving the community's longer-range objectives of community-wide compliance.**

As previously shown the systematic code compliance program initiated by the City late in 1967 was revised and made effective on May 1, 1973.

The original dwelling figures used in establishing goals were based on 1960 census figures. The new area concept is based on a combination of the 1970 census figures and selected visual

exterior housing condition surveys. From these figures, a more realistic number of actual substandard housing units was determined for each census tract. From January, 1970 to the end of April, 1973, 11,162 sub-standard units have been brought into compliance. From May 1, 1973, to the end of November, 1973, 1,506 sub-standard units have been brought into compliance. In addition, 77 structures containing 1,140 units have been brought into safe-exit compliance. (Exhibit E) In relation to the above figures, 96 civil penalty cases were scheduled into Municipal Court during 1973 with resultant action as follows:

- brought into compliance after notification of civil penalty action - 28
- changed ownership (requiring new action) - 12
- vacated and closed - 3
- court found for the City - 14
- court found for the defendant - 5
- still pending in court - 12
- awaiting hearing date - 22

7. Describe and support the budget and staff resources to be allocated in the next period to carry out the enforcement program described in 4 above, including information with respect to the enforcement of building and related codes, as well as to housing codes.

Three environmentalists and a clerk-typist have been employed (1973) to enforce the provisions of the State Environmental Policy Act (SEPA); one additional sign inspector (funded by EEA) has been hired in a stepped-up enforcement program of requirements relating to sign control; and one additional elevator inspector has been added. No further changes are anticipated in the Building or Electrical inspection staff or in the Code Research Division.

The Fire Department reports a staff of 37 people; 1 Fire Marshal, 1 Assistant Fire Marshal, 3 Captains, 4 Lieutenants, 1 Senior Inspector, 2 Fire Protection Engineers, 11 Inspectors, 10 investigators, 1 Secretary and 3 Clerk Typists.

The Office of Housing and Conservation includes responsibility for Housing Code inspection and enforcement, abatement, administration and operation of the Jefferson Area FACE Program, and enforcement of the litter and floating homes ordinances. Although the 1973 budget authorized adequate personnel to meet the goals established in item 4, progress was impeded somewhat due to vacancies in several positions. The anticipated impact of a reduced 1974 budget allocation for personnel, in the area of EEA positions, will be offset by revised procedures both in improved techniques of inspection and methods to improve paper flow. Since the inception of the trainee program in 1969, four of those personnel have been advanced to Housing Inspector. Five trainees are currently enrolled.

8. Enforcement Data

This report covers the period from January 1, 1971 to December 31, 1972.

Code	Permits Issued	Inspections		Total Inspected		Found in Violation		Violations Abated		Razed	
		S	D	S	D	S	D	S	D	S	D
Housing	xxxx	11,153	48,952	4,479 (1) 293	18,527 (1) 529	3,290 (1) 293	14,680 (1) 529	1,931 (1) 32	6,239 (1) 32	303 (1) 261	2,387 (1) 497
Totals				4,772	19,056	3,583	15,209	1,963	6,271	564	2,884
Building	16,098	63,468		N.A.	7,451	5,543	N.A.	6,322	N.A.	229	814
Plumbing	13,330	45,587		45,587		(2) 4,416		(2) 13,780		N.A.	N.A.
Gas	10,758	(3) 877		(3) 877		(3) 2,190		(3) 3,881		N.A.	N.A.
Electrical	17,531	50,650		(4) 10,789	23,371	8,628	N.A.	6,721	N.A.	N.A.	N.A.
Fire Prevention	6,775	111,955		15,423	14,790	6,875	N.A.	22,775	N.A.	N.A.	N.A.
Other											
Boiler	15,321	16,951		N.A.	N.A.	927	N.A.	927	N.A.	N.A.	N.A.
Elevator	4,434	5,420		3,603	N.A.	2,720	N.A.	2,720	N.A.	N.A.	N.A.
Total	19,755	22,371		3,603	N.A.	3,647	N.A.	3,647	N.A.	N.A.	N.A.

(1) Activities concerning buildings unfit for human habitation. Activities are continuing on an additional 69 structures containing 106 dwelling units carried over from 1972.

(2) This information not available for 1971.

(3) This figure applies to plumbing cross-connections only.

(4) For 1971 only, not available for 1972

PLANNING AND PROGRAMMING

REQUIREMENT.

The development of an effective, continuing planning, and programming process which engages in the development of comprehensive plans and translates such plans into action programs to help overcome the major physical, social, racial and economic problems of the slum and blighted areas within the community.

Planning and Programming

1. Describe the status of the community's general plan with respect to its completion and adoption, and indicate the nature and status of each of the functional plans or components that constitute the general plan (e.g. land use, transportation, housing, community facilities, public improvement programs, etc.)

Seattle's Comprehensive Plan was first adopted in 1957. It underwent extensive revision in 1965 and has been updated on an ongoing basis since that date.

In 1972, development of a new "Comprehensive Plan for Seattle" was begun with the establishment of a citizen sponsored goal selection process: Seattle 2000 Commission. Various citizen task forces were formed in the process to deal with specific plan elements, including: economy and economic security, education, environment, housing, recreation, social and health services, transportation, utilities, and downtown and major activity centers. Over 1,500 citizens had participated to identify goals and objectives for these areas of concern. In September, 1973, the Mayor and City Council adopted the goal statements of the Commission, which became basic guidelines for future decisions on the City's development. Based on these goals, preparation of a Policy Plan is presently underway by an interdisciplinary team from various City departments, including Community Development, Office of Executive Policy and Department of Human Resources.

As an ongoing function, the City has been developing in greater depth and refining various land use elements. Environmental problems and ecological concerns have been applied throughout the process. An inventory on the shorelines of Seattle was completed in April, 1973, and a Master Program on methods to regulate/manage Seattle's shoreline development has been embarked upon with the formation of a Citizens' Advisory Committee.

The City is heavily involved in a regional transportation planning effort with the State and County Metro-Transit to thoroughly evaluate and develop facility design alternatives which best suit the need of the City and the region. Strong commitment is also given to the recreation and open space element to identify recreation needs of various neighborhoods and development priorities. The Preliminary Linear Open Space Report and Comprehensive Bikeway Plan, published early in 1973, set the stage for the City's effort to promote/enhance natural greenery and recreational amenities in Seattle.

Special attention is devoted to the urban design element and strengthening the Central Business District as the vital activity-core of the City. A very comprehensive environmental/design report - Determinants of City Form - was completed in April 1971, which established the fundamental basis for the aesthetic quality of Seattle.

Substantial progress is found in works related to urban renewal and neighborhood improvement. Planning and implementation of the Seattle Model City Program since 1969 is a significant accomplishment, known as the best one among other comparable cities in the United States. Completed plans for at least four priority (critical) neighborhoods are expected in 1973 with additional, similar reports forthcoming in 1974.

Working within the context of the goal objectives of the Seattle 2000 Commission and the existing Comprehensive Plan are the following major studies which have been adopted, or are approaching completion:

University Neighborhood Plan (adopted 1969)
 First Hill Neighborhood Plan (adopted 1971)
 Lake Union Action Plan (completion 1973)
 Westlake Area Analysis (completed April, 1973)
 Denny Regrade Study (completion October, 1973)
 South CBD Policies for Action (completed September, 1972)
 Comprehensive Plan for the Libraries (completed 1970)
 Final Environmental Impact Statement, King County Multipurpose Stadium (published August, 1972)
 Planning for Downtown Seattle – Downtown Boulevard (completed May, 1973)
 Low and Moderate – Income Housing in Downtown Seattle (completed October, 1973)
 Brighton Neighborhood Plan (due to be published in late 1973)
 Fremont Neighborhood Plan (due to be published in late 1973)
 North Greenwood (West) Neighborhood Plan (due to be published in late 1973)
 Highland Park Neighborhood Plan (due to be published in late 1973)
 Planning for Denny Regrade (Interim Study September, 1973)
 South Park: A Planning Proposal (Plan for NDP areas October, 1973)
 North Greenwood Neighborhood Development Plan (scheduled for November, 1973)
 CBD Plan (Preliminary draft July, 1972)

a. Indicate the status of the community's zoning ordinance, and any plans for future review.

During the coming year (1974) our work program calls for developing a system for revising Seattle's Zoning Ordinance in order that it may keep pace with changes in community values and State/Federal legislation. Significant changes in zoning provisions as they relate to off-street parking requirements and the basis upon which parking facilities are to be permitted in the various zones are among those which can be expected. Necessary rules and procedures are to be developed for interfacing with a new Hearing Examiner System for handling rezoning petitions and the various types of applications which may be filed under Zoning Ordinance provisions. This new system of zoning administration will provide for increased involvement of citizens through expanded and extended notification and written report procedures. It is expected that some 66 rezoning petitions and Planned Unit Development applications and some 400 Variance, Conditional Use and Special Exception applications will have been considered.

Zoning Ordinance provisions were modified in roughly 20 subject areas during 1972 – among the provisions being affected were those relating to day care for children and the establishment of processing centers and collection stations for recycleable materials. Administratively, a total of 372 rezoning petitions and the other various types of Zoning Ordinance applications were considered during the Year; corresponding figures for 1971 were 308 petitions and applications.

In 1971, the Department's Office of Land Development Controls was redesignated as the Office of Environmental Management and was given broader responsibility in the development and administration of environmental control legislation and programs. In addition to zoning, these have included Subdivision, Sign Control, and Shoreline Management regulations. Following are the numbers of applications processed under the Shoreline Management and Subdivision Ordinances during 1971 and 1972 and estimated for 1973 and 1974 (Sign Control Ordinance applications are considered under cross-referencing provisions of the Zoning Ordinance).

	1971	1972	1973	1974
Shorelines Management Substantial Development Permit Applications	13	93	120	200
Subdivision and Short Subdivision Applications	3	19	68	140

2. List the studies that have been or are being made of the major physical, social, racial, and economic problems of the slum and blighted areas (e.g. renewal, education, employment, recreation needs, etc.), and indicate the estimated completion dates for those underway.

"Planning and Evaluating Community Action Programs: an Evaluation Report and Planning Manual" (Opinion Research Laboratory, Seattle, Washington, sponsored by SKCEOB, 1969)

"The Seattle Development Program," (Department of Community Development, 1970).

"Guide for Facility Master Planning to 1985," (Seattle School District No. 1, URS Research Company, 1970); contains a number of recommendations for orienting the educational programs toward solution of racial balance and employment problems which characterize many of Seattle's physically blighted areas.

"Overall Economic Development Plan" (prepared jointly by King County, Seattle Department of Community Development, Port of Seattle, Seattle Area Industrial Council; May 26, 1970)

"The 1969 Seattle Harbor Impact Upon the Economy of King County" (Port of Seattle Planning and Research Department; February, 1971 summary report; 1971, technical report).

Unpublished Department of Community Development Economic Studies:

The Research Section of the Goals and Programming Division has been monitoring economic indicators for the Mayor's Office and other departments.

Yesler-Atlantic Economic Feasibility Study of Land Uses in the Y-A Neighborhood Improvement Project (July, 1973)

Economic Evaluation of Retail and Housing Opportunities in the North Greenwood Neighborhood Development Project Area (July, 1973)

"South Park Industrial Urban Renewal Project" Application (Department of Community Development, 1971)

"The Rapid Transit Plan for the Metropolitan Seattle Area" (DeLauw, Cather and Company for the City of Seattle and the Municipality of Metropolitan Seattle, February, 1970)

"Model City Transportation Study" (Allan M. Voorhees and Assoc., consultant to Seattle Model Cities Program 1971).

"Social Services in the Southeast Education Center" (Council of Planning Affiliates of Seattle and King County, March, 1969).

"University District Transportation Study" (Tudor Engineering Co. July, 1971)

"University District Parking Study" (DeLeuw, Cather Company completed, June 1971)

"Model Cities Land Use Plan Report" (Okamoto/Liskamm, 1971)

City Housing Services (Office of Housing Policy DCD-1973)

"Seattle First Hill Parking Garage Feasibility Study" (Seattle Parking Commission, 1970)

"Preliminary Linear Open Space Report" (Seattle Department of Community Development, 1973)

"Comprehensive Bikeway Plan" (Seattle Department of Community Development)

"Foreward Thrust Progress Report, 1973" (King County)

"The International District, Seattle, An Action Program for Physical Development" (The International District Improvement Association, Seattle Model City Program and Seattle Dept. of Community Development, 1973)

"Seattle Shoreline Inventory" (Seattle Department of Community Development, April, 1973)

"Seattle 2000 Commission, Goals Statement" (Seattle 2000 Commission, May 1973)

"A Draft Comprehensive Land Use Plan for Seattle's East Model Neighborhood" (Seattle Model City Program and Seattle Dept. of Community Development, 1972)

"Final Environmental Impact Statement, King County Multipurpose Stadium" (King County Design Commission and Seattle Dept. of Community Development, August, 1972)

"Low and Moderate Income Housing in Downtown Seattle" (Seattle Dept. of Community Development, October, 1973)

"Westlake Area Analysis" (Seattle Dept. of Community Development, April, 1973)

"Fourth Year Action Plan – East Branch" (Seattle Model City Program, 1973)

"Fourth Year Action Plan – Planned Variation" (Seattle Model City Program, January 1973)

"Lake Union Action Plan" (Seattle Dept. of Community Development, 1973)

"Central Business District Plan (Preliminary draft – July 6, 1972)

"Pike Place Market Urban Renewal Plan"

"Pioneer Square Plan"

3. Briefly describe, in quantifiable terms to the extent possible, the magnitude of the problems or needs identified in 2.

The following are general problems relating to the blighted and slum areas:

Physical

Street improvements including major drainage systems are needed in most of the blighted residential areas identified in Seattle Development Program and subsequent detailed planning studies.

Three flood and storm water control improvement projects totaling approximately 8.1 million dollars are required.

Obsolete fire stations, which partially or completely serve the blighted areas will be replaced at a capital construction cost of approximately \$1.5 million.

There is a need for 230.2 acres of additional local parks, playgrounds and playfields to meet Seattle's standards of 3.5 acres of these combined facilities per 1,000 population.

It is anticipated that new and expanded library construction of at least three facilities will cost a total of approximately \$758,000.

Between 1971 - 1985, there must be a remodeling of three elementary schools, three middle schools, and two high schools; new or replacement construction of five elementary schools, one middle school and one high school (all exclusive of facilities needed in Model Cities area).

Transportation

There are problems of insufficient mobility in low-income blighted areas; one recent sample of one-parent facilities showed that two-thirds of them did not own a car, and eight-tenths of the elderly population in those areas did not own cars.

Inadequate local service in low-income blighted areas, especially those isolated from the downtown area must be remedied.

A bus/rail mass transit system was estimated at \$1.3 billion in capital costs in 1970. \$45 to \$50 million of this was for the bus equipment and for the facilities which would be the most immediate probable phase of improving local service to Seattle communities. Operating subsidies for the existing bus transit system are a continuing problem for the City, and this need is most acute in the blighted areas of the City most likely to house low-income people with a high need for public transit.

Social

The projected trend of black school enrollment shows there would be an increase from the reported 12% in 1969 to 19% in 1985. The areas of heavy concentration of non-white enrollment today tend to be (aside from the Model Neighborhood) in the "critical neighborhood" areas - Beacon Hill, Rainier, Rainier Beach and Delridge. Forecasts indicate that disproportionate increases of non-white enrollment will continue in schools in these areas

if the present attendance patterns continue. The ethnic balance in residential areas is not expected to proceed fast enough to offset this trend.

The need for early childhood education and vocational training is most pressing to overcome cultural disadvantages which frequently characterize families living in the "critical neighborhoods" of Seattle.

There is a growing recognition that schooling problems are best solved in conjunction with other social services commonly needed in low-income areas, such as family counseling, health care advice, and drug counseling service. Schools and social services are not presently organized to provide this coordinated service efficiently.

There are large concentrations of families outside the Model Neighborhood whose incomes are below the poverty level. One recent study found in a sample survey that 79% of the families in Seattle Housing Authority projects are in this poverty category. Three of these projects are in the "critical neighborhoods" outside of the Central Area, located in the North Delridge and Rainier Valley districts. These families express the strongest need for day care and pre-school facilities and programs for their children.

The delivery of social and health care services in "critical neighborhoods" is plagued by inadequate information to the client public and scattered facilities which are difficult for low-income people to reach conveniently.

Economic

Seattle's unemployment rate, 14.6% in July 1971, was the highest in the nation, due to continuous setbacks in the area's aerospace activities. This situation has improved since 1972 in general. However, the present unemployment rate, 7.4% is still one of the highest in the nation, (the nation's average rate being 4.8%). Projections indicate this rate will be around 7% by February, 1974, but will remain so at least for the rest of the year. The impact of the situation is felt throughout the metropolitan area, but perhaps is most acute in the already physically and socially disadvantaged older areas of the City.

A problem inherent in this economic crisis is the need to promote diversification of the area's economic base. Planning work needs to be done in identifying the alternative courses to follow. Implementation techniques need to be worked out to effectively influence private economic interest in seeking new goals.

Some employment-generating lands, such as the industrial properties in Ballard, heavy commercial properties in the Rainier Valley, and mixed residential and industrial land in the South Park area are apparently operating below their potential capacity. Planning for more productive usage of these lands is one essential element of improving the employment opportunities and economic function in the City.

Housing

The overall future development of the City of Seattle is partially dependent on a coordinated housing policy. In an effort to deal with developing such a policy, the City Council established a Housing Advisory Committee composed of citizens and professional people knowledgeable in the field of housing. This Committee issued a report and list of recommendations in January,

1972, for approaching the housing problems in Seattle. Their report stated that "the lack of coordination among the various actors, both public and private, in the field of housing, the proliferation of programs, outmoded policies and regulations, and public dissatisfaction with the 'status quo' have added to the confusion and pointed up the need for City action."

As a result of this Committee's recommendations, an Office of Housing Policy was established in the fall of 1972, within the Program and Planning Division of the Department of Community Development. This Office is responsible for developing housing goals, policies and strategies for the City, coordinating all City programs, projects and services related to housing, and generating support information and data to facilitate the decision-making process.

Based on the efforts of the Seattle 2000 Commission, a citizen-oriented goals planning process, OHP will be involved in developing a housing section for the new Comprehensive Plan by July, 1974.

In addition, to assure full coordination of all housing programs in the City, the Mayor is establishing an administrative housing committee. This committee will be composed of representatives from all departments and divisions which are involved in programs related to housing. It will be chaired by the Director of the Department of Community Development and staffed by the Office of Housing Policy.

It is anticipated that these activities will result in a coordinated comprehensive housing policy for the City of Seattle.

For more quantifiable data relating to the housing situation in Seattle please refer to the Housing and Relocation section of this report.

4. Briefly describe, in quantifiable terms to the extent possible, the five or six-year goals or targets for accomplishment in meeting the problems or needs indicated in 3.

As indicated in 1 above, the Seattle 2000 Commission process facilitates joint effort of the City government and citizens to identify goals and objectives to guide the future development of Seattle. These adopted goals are reflected in the City's Capital Improvement Program, which outlines the City's capital needs for the next ten years, and the probable means of meeting these needs (in terms of ways of implementation, financing and funding sources). The Program encompasses a wide range of projects, ranging from flood and storm water control, lighting and park, to public health and fire protection. Major targets can be summarized as follows:

- Work with community organizations, particularly in the priority neighborhoods, to bring streets, curbs, and sidewalks up to standard.
- Complete separation of sanitary and storm sewer system.
- Pursue funding for programs of flood and storm water control from a variety of sources including general obligation bonds, Local Improvement District funds, and Federal sewer and water facility grants.
- Complete program of fire station renewal and replacement, and maintain high quality fire protection service.

- Assign high priority to acquisition and programming of recreational and park facilities in the critical neighborhoods; work closely with representative community groups in location and design of these facilities.
- Pursue funding for library system improvements, with special emphasis on libraries serving critical neighborhoods. Utilize existing City monies and seek funds from Federal and State agencies.
- Develop and implement innovative public school programs better able to serve individual learning needs. This will be especially important in solving particular educational problems prevalent among children from low-income areas of the City. Physical facilities must be modified and improved to expedite the program changes, and cooperation with other public and private agencies must be increased to expand the scope of "real life" educational experiences.
- Improve the aesthetic quality of the City by undergrounding utility lines on arterials and eventually in residential neighborhoods.

Transportation

Find financial resources for purposes of improving existing public transit service especially in Seattle's low-income areas through existing Urban Mass Transportation Administration funds for Technical Assistance and Federal Capital Grants Programs.

Continue to support implementation of a Metropolitan-wide (to include the City of Seattle and all King County) bus transit system with proposed funding to be provided from local sales tax revenues, Motor Vehicle Excise Tax Fund, and farebox operating revenues. These combined State and local sources will be augmented by the proposed sale of approximately \$60 million of revenue bonds to be matched by the Urban Mass Transportation Administration to the extent of \$120 million.

Social

Continue introduction of teaching methods in schools described above; continue the present programs of involving community groups in planning advisory groups for both curricula and facilities.

Create "magnet" school programs in areas of heavy non-white enrollment, with the intention of attracting white students from all over the City to participate in the specialized educational opportunities to be found there; maintain an open school admissions policy to foster racial balance; develop multi-racial middle schools outside the Central (model neighborhood) Area of the city.

Increase emphasis on early childhood educational opportunities and on vocational and technical programs.

Increase the use of community resources in educational programs; take steps toward creation of a "high school without walls" where students come in closer contact with actual working situations in the community.

Increase coordination of school programs with social services and adult education, approaching the "community school" ideal. Attempts will be made to institutionalize this relationship in several "multi-service community centers," very likely to be located in the "priority neighborhoods."

Economic

The City and related private economic development groups will seek ways of diversifying this area's economic base. At present, emphasis is being given to developing waterborne commerce and associated activities, and the movie industry.

Complete studies of land utilization in working areas of the City, including the downtown area. Implement these findings aiming at maintenance and improvement of the employment strength of those areas.

Continue emphasis on developing the convention and tourism aspects of the Seattle area economy.

Housing

Downtown Housing Survey: Low and Moderate Income (September, 1973) Continue housing rehabilitation programs using revenue sharing funds to assist property owners in deteriorating neighborhoods needing assistance. Combine this program with other planning and development activities in critical areas to provide needed capital improvements thus maximizing dollar outputs.

Develop and put into practice the housing element of the City's Comprehensive Plan, including clear policies for the dispersion of low-income and moderate-income housing units throughout the City and the region.

5. Briefly describe the action programs to be undertaken in the next certification period to meet the needs, and estimated budgets for such programs, including capital improvements budget.

Several programs which are designed to solve the problems and fill the needs listed in Item 3 above, have been planned and budgeted. The following table is presented to indicate the capital improvement expenditures by program category.

City-Wide Capital Improvement Expenditures for Action Programs 1974-1976

Program	City Wide	Blighted and Slum Areas
Fire Protection	365,000	—
Lighting	121,193,000	10,215,000
Parks and Recreation	36,159,000	5,929,000
Sewers	53,242,000	18,769,000
Streets	61,561,000	7,618,000
Water	27,941,000	1,338,000
Neighborhood Improvement (Street-related uses)	926,000	926,000
Flood and Storm Water	730,000	730,000

The above figures relate to capital improvement items only. The totals include allocations for

capital projects funded by neighborhood development projects in blighted and slum areas.

A significant program presently in formation is the allocation \$4.5 million for housing rehabilitation. These funds would be used to assist home owners, through low interest loans, to repair their homes.

6. Describe the action programs undertaken in the last certification period, and the amounts available for such programs. (For re-certifications only.)

During the last period, the City has expended major amounts of funds to alleviate problems identified in the City's blighted or slum areas. Below is a description of municipal programs and capital expenditures pertaining to those areas.

Fire Protection \$1,734,000

Construction of two fire stations –

Fire Station No. 26 serving the South Park Neighborhood

Fire Station No. 18 serving the Adams-West Woodland Neighborhoods.

Construction of a Fire Apparatus Maintenance Shop to serve the entire fire protection system.

Lighting \$4,657,000

Installation of underground transmission lines, conversion of overhead wiring to underground along various arterials and in NDP neighborhoods, and upgrading of transmission and distribution elements of the system.

Parks, Recreation and Open Space \$6,725,000

Thirty-one projects are being accomplished, including land acquisition and site development of new facilities as well as the rehabilitation of existing facilities. The program concentrates on park and playground development along with other major facilities. Included on this program are one swimming pool, five playfields, four playgrounds, a pedestrianway and an over-the-freeway park.

Street Improvement Program \$8,520,000

The thirty-one projects including major street widenings and improvements, Local Improvement District projects, several street and bridge rehabilitation projects. These were all designed in accordance with the City's objective of balanced transportation systems.

Flood and Storm Water \$ 400,000

This sum was used to develop the first phase of a storm water drainage system in the North Greenwood neighborhood.

Sewer \$12,014,000

This category consists of 22 projects including sanitary sewer separation from storm water runoff, the rehabilitation of older sewer lines damaged by earth movements and the

development of new sewer lines in previously unsewered areas.

Water

\$ 168,000

Five projects were accomplished to upgrade and rehabilitate portions of the water system within blighted areas of the city.

7. **Indicate the organizations involved, the amounts expended in the last certification period, and the amounts budgeted for the next period, to support both the planning and the programming portions of the process.**

Organization	Expended 1973	Proposed 1974
Building Department	\$1,920,513	\$2,379,680
Department of Community Development	\$1,738,073	\$1,800,694

8. **List the number of professional staff personnel participating in the process, and the professional skills involved.**

	1973 Budget	
Building Department		Total 132
1. Administration	5	
2. Housing Conservation Building Abatement	53*	
3. Code Enforcement, Permits and Inspection	72**	
4. Code Research	2	

*Includes 5 Housing Inspector Trainees and 6 Housing Inspectors funded by EEA.

**Includes 1 Sr. Engineer Electrical Plans, 1 Elevator Inspector, 1 Building Inspector, 2 Electrical Inspectors, 1 Permit Specialist, 3 Clerk Typists, and 3 Environmentalists (all funded by EEA).

Department of Community Development		Total 89
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1. Administration	7	
2. Planning	41	

General Planning City Wide - 6
Neighborhood Planning - 13
Transportation Planning - 3

Office of Housing Policy – 3
Development-Core Planning – 11
Research – 2
Commission Services – 3

3. Environmental Management 12
4. Development Operation 29

9. **Describe the role of the chief executive and city council in formulating the objectives, priorities and budgets of the planning process in the last period, and what role they will have in the next period, if different.**

In Seattle, the Mayor is the chief executive and his duties include administering and maintaining City law, contracts and order. He approves legislation (unless his veto is overruled) and is responsible for the conduct and performance of the various operating departments. These include Community Development, Human Resources, Model Cities, the Personnel office and those that comprise the Board of Public Works (i.e. Building, Engineering, Park and Recreation, and Water). The heads of these Departments are appointed by the Mayor subject to Council confirmation and serve at his pleasure.

In addition to authority over most line departments a recent charter change has vested the budget-making process in the Mayor's office. To carry out this function the Office of Management and Budget was created. This organization seeks and coordinates funding activities and prepared the City budget.

Other steps strengthening the Mayor's role came from Charter changes in 1967. One such change was the transferring of the staff of the Park Commission under the Chief Executive as the Department of Parks and Recreation. The Park Commission retained only an advisory role in recreational concerns. Similarly, the staff of the Planning Commission was shifted to the Department of Community Development which was established by Ordinance in 1969. Since that time the Planning Commission's function has been completely advisory.

Many responsibilities were assigned to the new Department of Community Development including the administration and maintenance of the City's Comprehensive Plan; providing guidance to future growth through the administration of the Capital Improvement Committee; providing input into the administration of building and housing codes; administering various development projects and programs such as housing rehabilitation, urban renewal and relocation activities and the preparation of neighborhood and project plans through citizen participation. To carry out these functions the Department is organized by five divisions and several offices.

The Mayor and City Council established the Office of Executive Policy in response to many new demands for social and domestic services. This organization is to track the many programs and projects underway in the City and to adjoin the planning activities of the Department of Community Development and Department of Human Resources to assure that the Comprehensive Plan will be coordinated in respect to physical and social needs.

The City Council continues to function as the legislative branch of the government researching and preparing legislation, adapting the budget and approving personnel matters.

No fundamental change in the governmental process is anticipated during the next period.

10. Describe the role of the major local agencies and organizations in developing the plans and action programs and in coordinating their implementation during the past period, and what role they will have in the next period, if different.

Since its creation, the Department of Community Development has played an increasingly important role in developing plans and action programs and in coordinating their implementation with various City departments and other local, State and Federal agencies. Operating departments continue to formulate plans and programs on their own, but emphasis on coordinating these with the affected clientele groups and agencies has increased. The participation of citizen groups and formerly uninvolved citizens is increasing with the Department of Community Development's close contact with the City's Community Councils. Presently the Department is providing planning assistance through six Community Service Centers, an experiment in bringing more city services to the people.

The Department of Community Development is responsible for city-wide Comprehensive Planning. Activities are closely coordinated with other localities and regional agencies. Exemplary of the Department's involvement in area agencies is the Director's participation on such boards as the State's Office of Community Development Advisory Board and the Puget Sound Governmental Conference's Environmental Policy Committee.

Ultimately, the Mayor and his staff perform necessary coordinating functions and provide policy guidance to operating departments with the involvement of and approval of the City Council where appropriate.

HOUSING AND RELOCATION

REQUIREMENTS.

This element contains requirements with respect to both the community's need for housing and the need for effective relocation programs, which are treated separately below.

Housing And Relocation

Housing Requirements.

Identify and analyze the gap between the community's low and moderate-income housing needs and the resources available to meet the need, and develop and implement a meaningful action program to help overcome the gap.

1. On the basis of presently available information and locally determined standards, provide an estimate of the number of low and moderate-income families presently living in substandard housing, by race, and the number of standard housing units presently vacant and available at prices or rentals such families can afford to pay.

	Total	Occupied by Non-Minority	Occupied by Minority
a. Low and moderate-income households in substandard housing in Seattle (19% of occupied housing is substandard) ¹	39,000	33,560	5,440
	100%	86%	14%
b. Standard housing units available:	Total	No. Vacant	% Vacant
(1) Rental units:			
(a) Seattle Public Housing ²	7564	783	10.3%
Leased Housing	1475	86	5.8
Garden Apartments	3261	674	20.6
Highrise Elderly Apartments	2678	23	0.9
Handicapped Apartments	150	0	0.0
(b) HUD Subsidized Rental Units ³			
221(d)3 units available		138	
236 units available		200	
(c) Units available through the private market in Seattle area ⁴	86,860	3387	3.9
Under \$100 per month	12,580	920	7.3
\$100-\$149 per month	50,780	1930	3.8
(2) Unsold housing inventory:			
(a) Total new single-family units available through private market in Seattle area ⁴		619	
Under \$17,500		54	
\$17,500-\$19,999		66	
Above 20,000		499	
(b) Unsold HUD acquired properties in Seattle ³		2822	

2. Describe how the above estimate was made, and what plans the community has to develop on a continuing basis on accurate inventory of low and moderate-income housing needs and resources.

a. Sources of information:

- (1) Estimates on substandard housing and racial occupancy were based on the housing condition indicators of the 1970 census as developed by the research staff of the Department of Community Development.
- (2) Seattle Housing Authority, "Weekly Report of Occupancy and Applications," for the week ending October 5, 1973.
- (3) Seattle Housing Development, "Study of HUD acquired Properties in Seattle Area," July, 1973, and "Study of Subsidized Housing in Seattle Area," June, 1973.
- (4) "Seattle Real Estate Research Report," Spring 1973. The Seattle Real Estate Research Committee publishes a semi-annual report on housing needs, trends, and resources in the Seattle area. Rental unit figures based on a 20% random sample.

b. Plans for inventory of housing needs and resources:

(1) The City of Seattle:

- (a) The City has recently established within the Planning Division of the Department of Community Development an Office of Housing Policy. The primary responsibility of OHP is to assist in developing housing goals and policies for the City and translating these goals into a housing strategy. In relation to this responsibility, OHP will be developing the capability to research, analyze and present information on Seattle's housing stock, conditions, programs, etc., such as the recently prepared "Downtown Housing Study."
- (b) The Office of Neighborhood Improvement, also in the Planning Division of DCD, maintains a research staff which compiles and develops housing information on various neighborhoods, particularly the "twenty critical neighborhoods."
- (c) The Development Division of DCD collects and develops detailed information and analysis on housing conditions in areas where it administers Urban Renewal and Neighborhood Development Programs.
- (d) The Office of Housing Conservation in the Building Department is responsible for enforcing the Housing Code through inspections of buildings and operates the building abatement program for unsafe buildings.
- (e) The Seattle Housing Authority provides periodical information on its programs and developments, such as occupancy rates, applications rates, waiting lists, etc.

(2) The Puget Sound Governmental Conference publishes an annual population and

housing estimate report giving pertinent data by region, county, city and census tract.

- (3) The Seattle Housing Development is developing a Housing Information System which has already published several studies on HUD subsidized programs and acquired properties. The System's future will depend upon continued funding.
 - (4) The Skid Road Community Council is gathering data and informing the community of the housing problems in the Skid Road sections of the City.
 - (5) The Urban Data Center, a research arm of the University of Washington, has all data of the 1970 census on computer tapes and has been working with SHD in developing the Housing Information System.
 - (6) The Seattle Real Estate Research Committee collects and publishes data on housing conditions, vacancies, and trends in a semi-annual report.
3. Describe in quantifiable terms to the extent possible, the community's targets for accomplishment, and the specific steps and actions it intends to take in the next certification period to expand the supply of low and moderate income housing. (Such description should include identification of the specific Federal or other aid programs to be used, the sponsorship of the proposed programs, status of financial commitments for the projects, and estimated dates for initiation and completion of construction or rehabilitation.)
- a. City of Seattle programs:
 - (1) A program to provide low interest loans for rehabilitation is being developed using \$4.5 million of general revenue sharing funds and matching funds secured from business and industry. In the initial phases it is anticipated that this program will provide assistance for rehabilitating 40 to 50 homes in two target neighborhoods during 1974.
 - (2) The on-going rehabilitation programs under the NDP and FACE programs are expected to rehabilitate 151 structures in 1973 and 1973. These programs include the Leschi, North Greenwood, South Park and Jefferson neighborhoods.
 - (3) The Development Division of DCD is completing arrangements for the construction of new single-family residences for low-income households under the auspices of the Seattle Housing Development. It is anticipated that 40 new homes will be completed in 1974.
 - (4) The regular leased housing program of the Seattle Housing Authority now has 1,475 units of leased housing commitments. Requests have been made for an additional 500 units under this program.
 - b. In the private market, 1,407 building permits for new single-family residences were issued in the Seattle area during the first quarter of 1973, which is approximately 300 more than for the same period in 1972. Building permits for 426 units in multi-family buildings were also issued during this period compared to 285 units during the first quarter of 1972. Building permit issuances for new residences have shown a slow but steady increase

during the last three years.

4. **Describe the steps taken and the accomplishments made during the last period with respect to expanding the supply of housing for low and moderate income families.**
 - a. Through the Leschi Neighborhood Development Program 48 houses have been rehabilitated and 25 buildings, not economically feasible to rehabilitate, have been purchased and the occupants relocated in standard housing, acceptable to the displaced occupants.
 - b. During 1971 and '72, 1098 rehabilitated housing units were opened to low and moderate income families through "Project Rehab" carried out by FHA in conjunction with the SHD, Seattle Model Cities Program, and private sponsors (both non-profit and limited dividend).
 - c. The Yesler-Atlantic Neighborhood Improvement Program is an on-going project involving rehabilitation of dwelling and business structures, site clearance, and new construction. The rehabilitation phase has been completed. Two new buildings have been constructed in this area, providing 158 dwelling units for low and moderate income households. Operation Breakthrough, constructed during 1971 and '72 in the area, also provides 52 new units for various economic levels.

5. **Identify the public agency or official responsible for overall direction in formulating and implementing the housing program and describe the relationship of such agency or official to the chief executive of the Community.**

The Director of the Department of Community Development reporting directly to the Mayor.

6. **Describe the plans of such agency or official for mobilizing all available public and private resources in order to overcome the housing gap in the community.**

Through the Office of Housing Policy, the Director is working to coordinate and mobilize all available public and private resources for improving the housing conditions in the City of Seattle. As stated in the establishing ordinance, OHP has been created within the Department of Community Development for the "development of housing goals and policies and translation of both short and long term goals into a housing strategy for the City; the development of a housing research capability . . . ; and the coordination of City housing policies and programs." During the next year, OHP will assist the Mayor and City Council in planning and developing a housing rehabilitation program funded through revenue sharing; develop the housing section of a new comprehensive plan; propose revisions in codes and ordinances to encourage housing rehabilitation and maintenance; provide technical assistance to City programs which impact housing; provide information on housing conditions, trends and projects; and develop programs to encourage private investment in needed housing development.

In addition to the coordination, research, planning and technical assistance functions, the Department will directly mobilize public and private resources through the on-going work of the Development Division in Urban Renewal and Neighborhood Development Projects. The Director will also provide support and encouragement to the modernization programs of the Seattle Housing Authority and the FACE program in the Building Department.

To assure the full coordination of all housing programs the Mayor is establishing an administrative committee with members from all Departments and Divisions which are involved in programs relating to housing. This committee will be chaired by the Director of the Department of Community Development.

The Department will also be cooperating with community groups and other government agencies concerned with the development of low and moderate income housing. These groups and agencies include; community councils such as the Skid Road Community Council and Inter*im; the University of Washington and its various departments; Puget Sound Governmental Conference; Seattle Housing Development; and others.

Housing And Relocation

Location Requirements.

The development of a centrally-administered or coordinated relocation program for all families and individuals displaced by governmental action in the community, the provision of a sufficient volume of decent, safe and sanitary housing within the means of such displacees in appropriate unit sizes; and, the provision of services to such displacees comparable to those under the urban renewal program.

1. With respect to agencies having responsibilities for relocation in the community, give the following information:

- a. The name of the local agency administering the relocation program under urban renewal, including the determination of rehousing needs, developing plans to meet such needs and providing relocation assistance.

City of Seattle
Community Development Department
Development Division

- b. The name of the local agency administering the relocation program for those displaced by other governmental action, including the determination of rehousing needs, developing plans to meet such needs and providing relocation assistance.

Agency
City of Seattle
Community Development Department
Development Division

Function

Handles relocation City-wide
for:

Model Cities Program
City Public Works and Parks
Code Enforcement (when
officially notified)

State Highway Department

Does relocation resulting from
highway development.

- c. If the answers to a. and b. above indicate different agencies, describe in detail how their respective responsibilities are coordinated as to need determinations, program planning and the provision of relocation assistance.

A good working relationship has been developed between State Highway relocation staff working in the City and the City relocation staff. There has been exchange of housing information, social service resources, etc.

The Highway's Director of Relocation and the corresponding staff of the City have schedule meetings for discussion of the Uniform Relocation Act with federal agency representatives in regional and area offices.

- d. Describe in detail what steps or actions the community proposes to take in the next period to review, evaluate and improve coordination among the agencies mentioned in c. above.

The agency plans to continue exchange of information and resources and to assist in the development of local, state, and federal agency communication.

2. If the community has displaced families or businesses from HUD-assisted projects and/or other governmental action programs during the preceding two-year period ending December 1972 give the following information:

Type of Governmental Action	Number Families Displaced		Number of Businesses		Of Total in Columns (A) + (B) List Number of Families Relocated			
	(A)	(B)	Displaced	Relocated	In Standard Housing		In Sub-Standard Housing	
	White	Minor.*			White	Minor.*	White	Minor.*
HUD-assisted Proj.	239	265	36	21	255	265	13	6
Code Enforcement	2456	400	4	4	2026	320	430	80
Highway Const.	41	26	0	0	41	26	0	0
Other (Identify)**	89	5	39	36	89	5	0	0
TOTAL	2825	696	79	61	2411	616	443	86

* Households

** Non Federally-assisted City Public Works, Parks and Schools

Displacement due to Code Enforcement: Numbers derived from figures given by Building Department staff for units vacated and closed and units demolished with the occupancy percentage applied. The number of minority, non-minority, standard and substandard was determined with % deduced from the 1970 census by the Research Section, Department of Community Development.

3. Describe the kinds of relocation services being provided by the community to persons and businesses being displaced, (e.g. inspection of housing available for relocation, interviewing and counseling of persons being displaced, system for handling relocation payments, establishment of housing and other referral services), and give the amount of funds available to provide the services.

Relocation services provided by the City for all displacees of government action except for displacees due to Code Enforcement Action includes:

- General informational program for project community with specific informational letters for residents to be displaced.
- Personal interviews with residents to be displaced to determine housing needs and desires as well as needs for social service.
- Assistance to displaced households in finding housing, either directly or thru referrals to private rentals, public housing, rent supplement units, or to private sales market, HUD acquired properties, etc.
- Assistance with transportation of displacees to inspect housing, to arrange for rental or purchase (when needed).

- e. Assistance thru counseling and referrals for public assistance, food stamps, medical care, security, employment, and institutional facilities.
- f. Assistance to occupants in the understanding of relocation benefits and in securing the maximum payments to which they are entitled.
- g. Inspection of replacement housing.
- h. Provision of information on relocation benefit to all businesses to be displaced.
- i. Assistance to businesses in finding relocation sites, in seeking additional funding thru agencies, such as the Small Businessman Association, in meeting State requirements, etc. (if needed).
- j. Assistance to displaced businesses in planning moves and securing bids.
- k. Preparation of claims and transmittal of payments.
- l. Arrangements for temporary relocation facilities during rehabilitation for displaced residents or businesses (when needed).
- m. Provision of property management services for DCD projects as requested.

Funds available to provide the services:

Funds have been approved by HUD for the various HUD-assisted projects for relocation payments and services. The allocated amounts for these projects are listed below.

Relocation expenses are paid by the City for non-federally assisted projects when a public agency acquires property under State jurisdiction.

We have funds to pay for relocation expenses, advance rent, utility deposits, etc., for low-income persons displaced by City code enforcement. The funds are provided from the City's General Fund and are available in cases of extreme hardship on a financial assistance basis analogous to public assistance, rather than as a relocation grant to which all displacees are entitled.

HUD-Assisted Project	Relocation Allocations
YANIP	\$1,922,168
North Lake	462,000
NDP's	684,000
Pike Plaza	4,180,455

4. If the community will displace families and businesses from HUD-assisted projects and/or by other governmental programs during the coming two-year period, give the following information:

January 1, 1974 to December 31, 1975

	Totals	Non-Minority (White) Hhs.	Minority Households	Businesses
SMCP	9	0	6	3
Leschi NDP	57	4	50	3
North Greenwood	25	25	0	0
South Park	10	10	0	0
Pike	189	104	26	59
Yesler-Atlatnci	85	10	65	10
Northlake & Jefferson FACE	79	41	28	10
TOTAL HUD-ASSISTED	454	194	175	85
Highway	166	87	55	24
Code	2,300	1,978	322	0
TOTAL OTHER	2,466	2,065	377	24

5. For the number of families shown in 4 above, indicate their income brackets and the number of standard housing units, both new and existing, that will be available for such families displaced during that period. Identify the sources of data.

a. Low and moderate-income households.

1. Rentals

(a) Existing

- (1) Seattle Public - of 5,993 units approximate vacancy 600
Leased Housing Program - 1,475 units presently in use, "turn-over"
provides only available units
- (2) HUD Subsidized Rental Housing - (221(d)3 & 4 & 236) for elderly
household and multi-unit structures for families. Over 3,000 units in
Seattle approximate number of units available 400
- (3) Apartments and houses available on real estate market - two geographic
areas still have a fair number of vacancies for low rent studio type
apartments - \$85.00 to \$110.00. Most of these vacancies are units built
prior to 1925. Rents are increasing (first in the spring and again in the
fall). Estimated number available.

(b) New rental housing to be completed within 1973 and 74.

(1) Public Housing Units (Planned)	59	
Leased Housing request for additional units (depends on governmental action)	500	
(2) 236 Housing in process	16	
(3) Building permits for apartment buildings (mostly medium of moderate income ranges)	355	
(4) Pike Plaza Renewal Project	350	
2. Sales Housing (home ownership) – for moderate and low-income families.		
(a) Existing Purchase		
(1) Unsold HUD Acquired Properties – inventory of 7,000 for Seattle and King County – available presently	480	2,000 house
additional residences placed on the market monthly	30-100	
(2) Unsold inventory of new single family residences in the City housing market area is:		
for low income: Sales under \$20,000	120	120
(3) Existing homes on Real Estate market Seattle Metropolitan area at low or moderate prices range approximately 500 per month for the 2-year period, 1973-74, conservative estimate.		2,000 house
(b) New Sales Housing		
1) Building permits for single family residences issued first quarter of 1973 – 1,338 (10% low or moderate income)	134	600
(2) Plans for building on vacant parcels in DCD projects working in cooperation with SHD etc. – (depending on funding)	40	40
Total Sales Housing possibilities	1973-1974	4,760

6. If the community will displace single persons by HUD-assisted projects and/or other governmental action during the following two-year period, give the following information: the number to be displaced, their race, the income levels of those to be displaced, the type of housing resources to be available (e.g. rooming and boarding houses, residential hotels, housing and homes for the elderly, other).

See R-223 Relocation Report for Pike Place Redevelopment Project (Wash. R-17)

7. What are the current vacancy rates in the community for the inventory of standard low and moderate-income housing units, by number of bedrooms and rents or monthly housing expenses? How were the rates determined?

See under "Housing Section" No. 1(b) standard housing units available.

8. If the vacancy rate of standard units (in the groups where the rent or monthly housing expenses and number of bedrooms required by persons being displaced) is less than 3 percent, then describe the actions the community intends to take to replace on a one-to-one basis the units to be removed from the supply by any HUD-assisted programs during the next two-year period. (Such description should include identification of the specific Federal or other aid programs to be used, the sponsorship of the projects, status of financial commitments for the projects, and estimated dates for initiation and completion of construction.)

Not applicable.

CITIZEN INVOLVEMENT

REQUIREMENT

The Workable Program requires clear evidence that the community provides and continues to expand opportunities for citizens, especially those who are poor and members of minority groups, to participate in all phases of the related HUD-assisted renewal and housing programs. The particular organizational means for community involvement is left to the discretion of each community, but the community must demonstrate in its Workable Program submission that it provides clear and direct access to decision making, relevant and timely information, and necessary technical assistance to participate groups and individuals in programs covered.

Citizen Involvement

Introduction

Beginning in Mid 1972, the City of Seattle undertook a special program of citizen participation when it created by ordinance, the Seattle 2000 Commission. The purpose of this organization was to develop city-wide goals and objectives which could guide the City's social and physical development towards the year 2000.

The Seattle 2000 Commission was open to anyone who lived, worked, owned property or had an interest in the City's future. The Commission divided its work into twelve (12) functional areas, one of which was housing. Concern about shelter was not restricted to this one group but was interwoven through several of the other task forces. The Commission had an over-riding concern to provide equal and ample opportunities for a variety of living and life styles for all segments of the City's population.

The work of the 2000 Commission was adopted by the Seattle City Council and established as "Goals for Seattle." A resolution creating a continuous opportunity for citizen participation in the City's planning and budgeting process was also adopted. This resolution also focused the work of City Departments on the attainment of the adopted "Goals for Seattle."

In addition to this innovative citizen participation program in Seattle's planning effort, the City continued to expand its traditional role in working with citizen groups; both those who participate directly in HUD assisted programs as well as those who are indirectly involved but have an interest in the development of the City.

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In addition to this innovative citizen participation program in Seattle's planning effort, the City continued to expand its traditional role in working with citizen groups; both those who participate directly in HUD assisted programs as well as those who are indirectly involved but have an interest in the development of the City.

1. (a) **Identify the groups participating in the HUD-assisted programs related to the workable programs and in the community's program to expand low and moderate income housing.**

The following groups have been working directly with the City to develop plans for HUD assisted programs and to increase the housing supply for low-and-moderate income housing in given areas as they relate to:

Model Cities Task Force (land-Use, Housing)

- (1) Leschi Neighborhood Development Program Project Area Committee
- (2) North Greenwood Development Project Area Committee
- (3) South Park Development Program Project Area Committee
- (4) Pike Project Historic Preservation Board
- (5) Yesler-Atlantic Neighborhood Improvement Program Project Area Committee
- (6) Neighborhood Community Groups
- (7) Adams Neighborhood Improvement Committee
- (8) Brighton Community Council
- (9) Greater Greenwood Community Council

In addition to these groups that are working toward specific programs and projects, several others worked on general housing problems:

Seattle 2000 Commission

Lawyers for Housing

Central Seattle Community Council Federation

Puget Sound Governmental Conference

These groups reflected in the 1971-1973 workable program continue to be active:

International District Improvement Association

Skid Road Community Council

Cascade Community Council

Wallingford Community Council

Magnolia Community Council

Capitol Hill Community Council
 Broadway Neighborhood Council
 University District Community Council
 Fremont Improvement Committee
 Floating Homes Association
 Lake Union Citizens Advisory Committee

(b) Describe the type of groups (e.g., civic, neighborhood, housing) that are participating.

Participating groups fall into three (3) major areas:

- (1) The City wide Seattle 2000 Commission
- (2) Project Area Committee active in renewal areas
- (3) Neighborhood/Community Organizations

The Commission previously described in general terms was a broad based citizen effort to develop goals and objectives upon which to formulate a policy plan to guide physical and social development for the City. As a diverse group, the Commission membership was drawn from many segments of Seattle's population. A survey taken of the Commission members during one two-month time period reflected these characteristics:

Average Meeting Attendance	250 Persons
Minorities	8.8%
Family Income (-10,000)	2.0%
Individual (-7,000)	34.0%
Home Owners	55.0%
Renters	45.0%

During the six months of the Commission, attendance of meetings ranged from a high of 900 persons to a low of about 200. Average attendance at weekly meetings for six months was approximately 250 persons.

Project Area Committees draw heavily from residents and workers within the project boundaries. Attendance varies with the nature of the meeting, but consistent communication both written and verbal keeps residents and workers informed about the issues, plans and projects applicable to the project area. All residents/workers are given full and equal opportunity to participate. During the past year the department has worked with the following Project Area Committees:

North Greenwood Project

South Park Project

Leschi Project

Yesler-Atlantic Project

During the coming year, work will continue with:

Leschi

Yesler-Atlantic

South Park

North Greenwood

The department works extensively with a variety of neighborhood organizations as listed in section I-A of this report. Membership in these organizations also reflect a cross-section of the area which the organization identifies.

No organization with which the department works has no barrier to membership for reasons of race, creed or economic status. Due to the local flavor of the organization, neighborhood and community council meetings are generally attended by persons of the social-economic and cultural composition of the area which the organization serves.

(c) Describe what particular HUD-assisted program such groups are participating in:

Seattle 2000 formulation of social-physical policy plans for the City of Seattle

Model Cities Task Force such as Health, Law and Justice, Welfare, Employment, Physical Planning, Housing, Art and Culture, Education Leschi NDP, Project Area Committee: Relocation, Neighborhood Improvement.

Rehabilitation Consumers Education Program

Pike Project Board Redevelopment: Merchants Association, Farmers Association and Arts and Crafts Association

South Park Project Area Committee Redevelopment: Public Improvement and Social Services Rehabilitation

(PAC Yesler-Atlantic Neighborhood Improvement Council: Relocation, Neighborhood Improvement, Rehabilitation

North Greenwood Project Area Committee: Relocation, Neighborhood Improvement, Rehabilitation Education.

(d) Describe efforts to achieve coordination among citizen participation structures located in the same area or having similar program interests.

Committees are composed of representatives of all civic, church and neighborhood organizations. These representatives help to provide a two-way liaison between the citizen and the City. This has served to decrease the amount of duplication of planning and conducting the programs and has helped in assuring that the needs (as identified by the citizen and the City) are being met.

2. Describe the arrangements or working relationships set up to provide groups and individuals opportunities for access to and participation in decision-making in the applicable HUD-assisted programs.

Specifically the 2000 Commission held a total of sixty community meetings around the City, were featured on six hours of television, and through paid newspaper advertising circulated reports and an opinion survey to approximately 100,000 households. A Commission newsletter was published twice a month and mailed to individuals and organizations. A number of coordination meetings were also held to ensure that the purpose, work and operation of the Commission was known to all citizen and government organizations within the City.

Other department efforts to coordinate citizen participation in the area of Development and Neighborhood Planning have consisted of identifying organizations which have a direct and/or indirect effect (interest) in those areas in which department work is either underway or anticipated. Coordination is effected through personal meetings, circulation of reports, minutes, newsletters and presentations. On a broader front, participation of citizen groups and formerly uninvolved citizens is necessary with the department's participation in the Community Service Center experiment a program designated to make available certain resources of City government at the local level. At present, six Community Service Centers are operational around the City. The department provides technical staff to each of these facilities on a full or part time basis. Further coordination is achieved through the interaction of staff both within the department and with departments of City government.

3. Describe the steps which have been taken in regard to the applicable programs to provide participation groups and individuals sufficient information and technical assistance.

Technical assistance is provided by the department to citizen groups in these project areas:

1. Leschi
2. North Greenwood
3. Yesler-Atlantic
4. Pioneer Square Historic Preservation District
5. Pike Market Development District
6. South Park
7. Broadway District
8. Fremont Neighborhood

9. Brighton Neighborhood
10. North Greenwood (West)
11. Highland Park
12. Denny Regrade

Assistance is also provided through department participation in the Community Service Centers and in formulation of Special Review Districts for both the City's International District and it's Pioneer Square District.

Department assistance was also provided to task forces of Seattle's Model City Program.

During the 2000 Commission twelve (12) department staff were assigned to work directly with the Commission and it's task forces. A resource center was provided by the Department. A resource library was made available to Commission members there, as well as reproduction equipment, meeting rooms and general administrative and secretarial support.

Brochures have been prepared which describe the scope and purpose of each HUD-assisted project. In addition, pamphlets outlining rehabilitation and relocation benefits are available. Specific projects, namely those involving residential rehabilitation, have regularly published newsletters. These newsletters are distributed to project area residents and are available to the general public on request. Technical assistance for all HUD-assisted projects is provided through the Development Operation Division of the Department of Community Development. Full time staff personnel are available to assist home and property owners and developers in all phases of renewal activity. Real estate specialists, rehab specialists, financial advisors, architectural advisors, and relocation specialists are included on the staff.

4. **Describe the nature and range of issues relating to the applicable programs with which participating groups and individuals have dealt; the recommendations subsequently made; and the specific results and accomplishments of the participation.**

The twelve (12) areas of study in the Seattle 2000 Commission report included most economic and social aspects of urban development. Recommendations were made in areas such as housing, transportation, social and health services and were geared toward developments from now to the year 2000. The citizens of Seattle have written a joint report encompassing those things influencing our urban environment and that report has been adopted by the City Council as the basis for a new comprehensive City plan. An implementation resolution also calls for a reconvening of citizens every five (5) years to review progress and implementation efforts according to the Seattle 2000 Commission.

Nature and issues of local community concern ranges from concerns about suitable housing to desire for neighborhood beautification. Recommendations for action have taken the forms of clean up drive, organization of Senior Citizen Program and discrimination of information on housing rehabilitation. These actions stem from citizen recommendations and are largely accomplished by participants with technical assistance provided by the department. Leschi, Yesler-Atlantic, North Greenwood and South Park PAC's have all experienced these issues and have taken attendant actions.

To provide better working relationship between area residents and the department, a continuous exchange of information between technical staff and the community is established. Knowing in advance how to prepare for a situation is important in efficient worker-citizen participation. Those served by the department must feel the care and concern being given in their relationships is genuine and effective. Winning the confidence of the people through productive joint actions is stressed as an ongoing goal of the department.

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EXHIBITS

**CITY OF SEATTLE
BOARD OF APPEALS**

Telephone Number	Name and Address	Group Represented	Term Expires
At 3-4700	Burfitt, Robert B. (Chairman) Burfitt Construction Company 3400 - 16th Avenue West Seattle, Washington 98119	Building Industry	4-10-74
Ma 2-5311	Eagan, Christopher M. (Secretary) 123 - 3rd Avenue South Seattle, Washington 98104	Public	4-10-73
At 4-1651	McCool, Blaine McCool-McDonald Associates 401 Elliott Avenue West Seattle, Washington 98119	Architects	4-10-73

FIRE PREVENTION CODE ADVISORY BOARD

Telephone Number	Name	Group Represented
Ma 2-8124	Dennis E. Dahlgard Port of Seattle, P.O. Box 1209 98111	Port Commission, Port of Seattle
655-5351	Hugh Fairclough 1624 - 42nd Avenue E 98102	American Institute of Chemical Engineers
Pa 2-2240	Stanley P. Jones Northwest Glass Company 5801 E. Marginal Way S. 98134	Association of Washington Industries
Ma 2-6767	Carl Linde Washington Natural Gas Company P.O. Box 1869	Association of Washington Gas Utilities
Mu 2-2732	Clayton F. Nichols Johnson & Higgins of Washington White-Henry-Stuart Bldg. 98101	American Society of Mechanical Engineers
Mu 2-6985	Raymond H. Peck 1266 Mercer Street 98109	American Institute of Architects Wash. State Chapter
Ma 2-8853	R.A. Pedersen (Chairman) P.O. Box 1168 98111	Washington Surveying & Rating Bureau
Ma 3-8515	Austin St. Laurent, Secretary Seattle Bldg. & Construction Council 2800 - 1st Avenue 98121	Seattle Central Labor Council
Mu 2-9255	E.A. Weymouth 500 Wall Street 98121	Western Oil and Gas Assoc.
Mu 2-6200	(Representative) University Properties White-Henry-Stuart Building 98101	Building Owners and Managers
Ex-Officio Members:		
583-2268	Alfred Petty Superintendent of Buildings	Building Department
583-2908	T.C. McNerney, Fire Marshal	Fire Department

583-2367

Councilman Sam Smith

City Council

Ma 3-7600

James L. Wood

Lighting Department

583-2264

Kaun Onodera, Code Research Director

**ELECTRICAL ADVISORY BOARD
1971**

Appointed Members	Representing	Term Expires
Vern Bell Atkinson Bell Electric Co. 3801 Stone Way N. 98103 Me 2-3773	Electrical Contractors	12-31-77
Dave M. Davis 5736 Admiral Way SW 98116 We 5-3577	Journeyman Wiremen	12-31-75
James R. Hayes Metropolitan Building Corp. 1616 Norton Building 98104 Ma 2-4984	Public	12-31-76
Thomas E. Sparling 1920 Eastlake E. 98109 Ea 5-7770	Consulting Electrical Engineers	12-31-73
Leiv Vikingstad 530 NE 131st Place 98125 EM 3-1580	Building Construction Industry	12-31-74
E.R. Walton 5549 - 60th Ave. NE 98105 Ea 3-1474	Electrical Manufacturer	12-31-76
Arnold R. Wisbeck 10827 NE 2nd Place Bellevue, Wa. 98004 455-3436	Architects	12-31-76
Ex-Officio Members:	Representative	Telephone
Gordon Vickery Superintendent of Lighting	James Wood	Ma 3-7600
Alfred Petty Superintendent of Buildings	Henry Brauner	583-2764
Jack Richards Chief of Fire Department	T.C. McNerney	583-2908
Kaun Onodera Code Research Director	Building Department	583-2264

MEMBERS
CITYZENS HOUSING BOARD OF THE CITY OF SEATTLE

Mrs. Charles W. Bodemer (Vice Chairman)
 425 - 35th Ave.
 Seattle, Wa. 98122
 Ea 9-4083 (work)
 Ea 9-0326 (home)

Kenneth Chaney, Realtor
 1526 Eastlake Avenue East
 Seattle, Wa. 98102
 Ea 2-3362

Ludwig Duthweiler
 The Richardson Associates
 215 Columbia Street
 Seattle, Wa. 98104
 Mu 2-1133

Harry B. Dye
 Radford & Company
 324 Dexter Avenue North
 Seattle, Wa. 98109
 Ma 4-4850

Rochard L. Eberharter
 Eberharter & Gaunt, Contractors
 1115 NW 51st St.
 Seattle, Wa. 98107
 Su 4-8844

Ms. Virginia Hildebrand
 6090 Upland Terrace South
 Seattle, Wa. 98118
 722-4528

Ex-Officio Members

Capt. Herbert F. Fish, Fire Department
 Hobart Meade, Chief, Rehabilitation Operations,
 Department of Community Development

John Nordon, Assistant Director, Health Dept.
 Alfred Petty, Superintendent of Buildings
 Councilman Sam Smith, Chairman,
 Public Safety Committee

Mrs. Anne O. Gibbons
 1608 E. Republican Street
 Seattle, Wa. 98112

Archie Katz
 414 East Pine Street
 Seattle, Wa. 98122
 324-5317

James Lockhart
 Space Realty, Inc.
 2717 S. Jackson Street
 Seattle, Wa. 98144
 Ea 4-4373

Toru Sakahara (Chairman)
 Attorney at Law
 452 Central Building
 810 Third Avenue
 Seattle, Wa. 98104
 Ma 4-0626

Oran L. Webb
 5042 - 29th Avenue S.
 Seattle, Wa. 98108
 EA 9-8500

Telephone

583-2633
 583-6492

583-2504
 583-2268

583-2367

BUILDING CODE ADVISORY BOARD

Telephone Number	Name	Group Represented
682-5755	Trygve Bjornstad 1515 Dexter Horton Bldg. 98104	Structural Engineers Association of Washington
583-7010	Irvin E. Harper First Bank Mortgage Corp. Securities Bldg. 98101	Mortgage Bankers Assoc.
283-4700	Robert B. Burfitt Burfitt Construction Co. 3400 Airport Way S. 98101	Associated General Contractors
623-8083	Lynn B. Miller Woodtape, Inc. 3911 Airport Way S. 98108	Northwest Construction Council
283-0816	Donald C. Haas (Chairman) 616 - 4th Avenue W.	Apartment Operators Association
622-5060	E.M. Killion 215 Columbia St. 98104	Seattle Chamber of Commerce
682-6700	Joseph F. Moodie (Alternate) John Graham & Co. 1426 Fifth Avenue 98101	
363-8044	Harold L. Larsen 12702 - 9th Ave. N.W. 98177	Seattle Master Builders
622-6767	Carl Linde Washington Natural Gas Co. P.O. Box 1869 98111	Seattle Area Industrial Council
682-9000	Richard V. Peterson Durham, Anderson & Freed 1100 Eastlake E. 98109	American Institute of Architects
622-2195	Robert Messer Naramore, Bain, Brady & Johanson 904 - 7th Avenue 98104	Building Owners & Managers
422-7000	Sydney O. Steinborn Corps of Engineers 1519 Alaskan Way South 98134	Puget Sound Engineering Council
	(vacant)	Seattle Building Trades Council

Ex-Officio Members:

583-2054	Fred J. King, Chief Plumbing Insp.	Seattle King County Health Dept.
583-2908	Thomas C. Mc Nerney, Fire Marshal	Fire Department
583-2367	Sam Smith, Chairman, Public Safety & Health Committee	City Council
583-2268	Alfred Petty, Supt. of Buildings	Department of Buildings
583-2269	Lester Gillis, Asst. Supt. of Buildings	
583-2264	Kaun Onodera, Code Research Director	

PLUMBING ADVISORY BOARD

Clark Bowen, Journeyman Plumber
5105 Phinney Ave. N. 98103
Su 3-3885
Office: Ma 4-1832

W.A. Botting, Plumbing Contr.
1349 Aurora Ave. N. 98133
Em 4-0340

Richard Stern, Prof. Mech. Eng.
Lic. No. OHJ 350
1920 Eastlake Ave. E. 98102
Ea 3-0400

Wilson Bow, Sanitary Eng.
1309 Smith Tower 98104
464-7671

K.M. Lowthian, Supt. of Seattle
Water Department
1015 - 3rd Ave. 98104
583-5885

Robert Krueger, Director
King County Building Dept.
Room 450, King County Admin. Bldg.
98104
344-2590

Lester Willis Asst. Super. of Bldg.
City of Seattle
503 Municipal Building 98104
583-2268

Elton Gildow, Architect
Norton Building
Ma 3-3646

Al K. Bek, Bldg. Contr.
c/o Howard S. Wright Construction
General Contractors
P.O. Box 3764
Seattle, Wa. 98124
Mu 2-2333

Donald J. Covey
University Properties
210 White-Henry Stuart Building 98101
Mu 2-6200

Fred King, Chief Plumbing Inspector
Seattle County Health Department
Room 904, Public Safety Bldg. 98104
583-2054

Non-Members:

Stan Gerrard
1200 Westlake N. Room 505
Seattle 98109
(Exec. Sec. of Plumbing & Heating
Contr. of Greater Seattle Inc.)

Carl Linde
Washington Natural Gas Corp
815 Mercer
Ma 2-6767

James Wood
Lighting Department

Leland M. Walton, Director
King County Ombudsman

SYSTEMATIC HOUSING CODE COMPLIANCE PROGRAM

Area	Housing Inventory in Inspection Areas		Proposed Compliance Schedule							
	Total Units	Sub-Standard	1973	1974	1975	1976	1977	1978	1979	
1	7,280	2,338	83	98	110	118	120	122	122	
2	6,463	2,270	81	95	107	114	117	119	119	
3	5,721	1,574	56	66	74	79	81	83	83	
4	7,199	2,605	93	109	123	131	134	137	137	
5	7,569	3,015	107	126	142	152	155	158	158	
6	7,748	3,425	122	144	162	172	176	179	179	
7	7,443	2,481	86	104	117	125	127	130	130	
8	8,081	3,702	132	155	175	186	190	194	194	
9	7,580	3,483	124	146	164	175	179	182	182	
10	8,307	3,783	135	159	179	191	195	199	199	
11	6,881	3,158	113	132	149	159	162	166	166	
12	6,883	1,784	64	75	84	90	92	94	94	
13	7,688	2,481	88	104	117	125	127	129	129	
14	7,707	2,919	104	122	138	147	150	153	153	
15	7,499	2,977	106	125	140	150	153	156	156	
16	8,914	2,528	90	106	118	127	130	133	133	
17	7,906	3,339	119	140	159	168	171	174	174	
18	4,990	2,836	137	160	181	193	197	200	200	
19	7,904	5,038	180	211	238	253	258	263	263	
20	7,664	4,341	155	182	205	218	223	228	228	
21	7,441	4,857	173	204	228	245	249	255	255	
22	7,876	5,248	187	220	248	264	270	274	274	
23	7,886	3,368	120	141	159	169	173	177	177	
24	6,883	3,101	111	131	146	157	159	163	163	
25	6,272	2,433	87	102	115	122	125	128	128	
26	7,471	2,710	97	114	128	136	139	141	141	
27	7,795	3,864	137	162	182	194	198	203	203	
28	6,773	2,605	93	110	123	131	134	137	137	
29	7,068	2,882	102	120	136	145	148	151	151	
30	9,066	3,263	116	137	154	164	168	171	171	
54	Totals	221,895	95,415	3,400	4,000	4,500	4,800	4,900	5,000	5,000

ORDINANCE 96821

AN ORDINANCE relating to and regulating floating home moorages and floating homes used for habitation on certain waters within the City limits, defining offenses and prescribing penalties, and repealing Ordinances 73578 and 82223.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1.010 Definitions. Certain words and terms used in this ordinance unless clearly inconsistent with their context, shall mean as follows:

FLOATING HOME. A building constructed on a float used in whole or in part for human habitation as a single-family dwelling, which is moored, anchored or otherwise secured in waters within the city limits.

FLOATING HOME SITE. A part of a floating home moorage, located over water, and designated to accommodate one (1) floating homes.

FLOATING HOME MOORAGE. A waterfront facility for the moorage of one (1) or more floating homes, and the land and water premises on which such facility is located.

GARBAGE. All discarded putrescible waste matter, including small dead animals weighing not over 15 pounds, but not including sewage or human or animal excrement.

SEWAGE. All water-carried waste discharged from the sanitary facilities of buildings occupied or used by people.

Section 1.020 Moorage location. Every floating home moorage shall be located on privately owned or privately controlled premises. No floating home shall be located in any waterway or fairway, or in the public waters of any street or street end.

Section 1.030 Zoning requirements. All floating homes and floating home moorages shall be subject to the limitations of the Comprehensive Zoning Ordinance of The City of Seattle (Ordinance 86300 as amended).

Section 1.040 Land access. Every floating home moorage shall have not less than twenty (20) feet of land frontage abutting a public street sufficiently improved for automobile travel.

Section 1.050 Moorage Walkways. Every floating home moorage shall have firm and substantial walkways with a net width of not less than four (4) feet and extending from land to every floating home site in such moorage.

Section 1.060 Moorage lighting. Every floating home moorage, and the walkways to every floating home site, shall be illuminated by lights designed, constructed and maintained to provide a minimum average illumination on said walkways of five (5) foot-candles of light intensity. The lowest foot-candle value at any point on said walkways shall not be less than one-half (2/2) the average value.

Section 1.070 Fire protection. Every floating home moorage shall be provided with suitable fire extinguishing equipment as may be required by the Fire Chief in accordance with the Fire Code

SYSTEMATIC HOUSING CODE COMPLIANCE PROGRAM

Area	Housing Inventory in Inspection Areas		Proposed Compliance Schedule						
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ORDINANCE 96821

AN ORDINANCE relating to and regulating floating home moorages and floating homes used for habitation on certain waters within the City limits, defining offenses and prescribing penalties, and repealing Ordinances 73578 and 82223.

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FLOATING HOME MOORAGE. A waterfront facility for the moorage of one (1) or more floating homes, and the land and water premises on which such facility is located.

GARBAGE. All discarded putrescible waste matter, including small dead animals weighing not over 15 pounds, but not including sewage or human or animal excrement.

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Section 1.020 Moorage location. Every floating home moorage shall be located on privately owned or privately controlled premises. No floating home shall be located in any waterway or fairway, or in the public waters of any street or street end.

Section 1.030 Zoning requirements. All floating homes and floating home moorages shall be subject to the limitations of the Comprehensive Zoning Ordinance of The City of Seattle (Ordinance 86300 as amended).

Section 1.040 Land access. Every floating home moorage shall have not less than twenty (20) feet of land frontage abutting a public street sufficiently improved for automobile travel.

Section 1.050 Moorage Walkways. Every floating home moorage shall have firm and substantial walkways with a net width of not less than four (4) feet and extending from land to every floating home site in such moorage.

Section 1.060 Moorage lighting. Every floating home moorage, and the walkways to every floating home site, shall be illuminated by lights designed, constructed and maintained to provide a minimum average illumination on said walkways of five (5) foot-candles of light intensity. The lowest foot-candle value at any point on said walkways shall not be less than one-half (2/2) the average value.

Section 1.070 Fire protection. Every floating home moorage shall be provided with suitable fire extinguishing equipment as may be required by the Fire Chief in accordance with the Fire Code

(Ordinance 87870 as amended) and Building Code (Ordinance 85500 as amended).

Section 1.080 Water service connections. Every floating home moorage shall have a lawfully installed water service connection; and shall provide water service piping, securely fastened and stabilized above water, from such water service connection to an outlet connection at each floating home site at such floating home moorage. The water piping in every floating home in a floating home moorage shall be connected to the water service outlet serving such floating home and such connection shall be securely fastened and stabilized above high water line. Water service connections and water service piping shall be constructed, installed and maintained in accordance with Ordinance 65877 as amended.

Section 1.090 Public sewer connection. Every floating home moorage any part of which is within three hundred (300) feet of a public sewer and every floating home moorage on Shilshole Bay, Salmon Bay, Lake Washington Ship Canal, Lake Union, Portage Bay, Union Bay and that portion of Lake Washington lying within the City limits of Seattle shall have a lawfully installed connection to such sewer.

Section 1.100 Local side sewer system. Every floating home moorage within the limits specified in Section 1.090 shall provide a local side sewer system for the collection of sewage from every floating home in such moorage. Such local side sewer system shall be connected to the public sewer, shall have an inlet connection at each floating home site, and shall be constructed, installed and maintained in accordance with this and all other applicable ordinances regulating the construction, alteration, repair and connection of side sewers.

Section 1.110 Connection to local side sewer systems. Every floating home in a floating home moorage which is required under Section 1.090 hereof to have a lawfully installed connection to a public sewer shall be connected to the local side sewer system and no owner or operator of such a floating home moorage shall permit to be moored at such moorage under his control any floating home which is not lawfully connected to the local side sewer system. It shall be unlawful for any person to use, occupy or let any floating home for human habitation within the limits specified in Section 1.090 unless the same is lawfully connected to the sewer system.

A reconnection permit shall be required for any floating home which is relocated from its original site of connection to a local side sewer and such reconnection shall be subject to the approval of the City Engineer as to compliance with this ordinance.

Section 1.120 Sewer installation fees. The fee for the installation of any side sewer serving a floating home moorage shall be the fee provided by law for the connection, to the public sewer, of side sewers serving mobile home parks.

Section 1.130 Plumbing systems. All plumbing and plumbing systems in every floating home shall meet the requirements of the Plumbing Code (Ordinance 92190 as amended) except as otherwise approved by the Director of Public Health in accordance with said Plumbing Code.

Section 1.140 Garbage disposal. Every floating home moorage shall be provided with adequate garbage storage and collection facilities which shall be located in an accessible place on the moorage site, and no garbage or refuse therefrom shall be thrown or dumped into the waters.

Section 1.150 Electrical service and wiring. Electrical service to floating homes and floating home moorage shall be provided as approved by the lighting utility. Electrical wiring and equipment

in every home shall conform to requirements of the Electrical Code (Ordinance 93229 as amended) as set forth for residential occupancies and no floating home shall be permitted to connect or reconnect to the utility's distribution system unless approved for such connection by the Superintendent of Buildings in accordance with said Electrical Code.

Section 1.160 New construction. All new construction of floating homes or major alterations thereto and all floating homes moved into City waters, excluding the structural members used for flotation, shall conform to the requirements for dwelling as set forth in the Building Code (Ordinance 85500 as amended) and all other applicable codes and ordinances regulating the design, construction, use and occupancy of such buildings and the required installations therein.

Section 1.170 Housing standards for existing floating homes. Every floating home shall comply with the minimum housing standards as set forth in the Housing Code (Ordinance 89201 as amended) except as otherwise approved by the Superintendent of Buildings in accordance with said Housing Code.

Section 1.180 Approval of moorage site plan required. Every floating home moorage shall continuously conform to a moorage site plan which has been approved by the Superintendent of Buildings. Such approval shall be obtained as follows: Three (3) copies of the site plan, drawn to scale and completely dimensioned, and setting forth the address and legal description of the property on which the moorage is located, and the name and address of the owner or operator of the moorage, shall be filed with the Superintendent of Buildings.

The moorage site plan shall show:

1. The dimensions of the floating home moorage site.
2. The location of abutting public waterways.
3. The location and dimensions of private waterways and land access to the moorage.
4. The location and identification of individual floating home sites.
5. The location and dimensions of offstreet parking spaces.
6. The location and dimensions of walkway and any accessory structures or facilities.
7. The water service system.
8. The local side sewer system.
9. The electrical service and lighting system.

Such site plan shall be examined by the Superintendent of Buildings, the Fire Chief, the Director of Public Health, the Superintendent of Water, and by the City Engineer, to each of whom the Superintendent of Buildings shall refer such plan. Upon approval of a floating home moorage site plan by the Fire Chief, the Director of Public Health, the Superintendent of Water, and the City Engineer as to compliance with laws and ordinances under their respective jurisdictions, and upon being himself satisfied that the plan conforms to the requirements of this ordinance and other applicable ordinances and is otherwise lawful, the Superintendent of Buildings shall approve such

plan. One (1) copy of the approved site plan shall be retained in the office of the Superintendent of Buildings, one (1) copy in the office of the Director of Public Health, and one (1) copy, which shall be maintained on the premises of the floating home moorage, shall be returned to the owner or operator.

Section 1.190 Moorage register of ownerships. Every owner or operator of a floating home moorage shall maintain a current register of every floating home moored on the premises under his control, such register to record the name and address of the legal owner of each floating home and the registration number assigned to it by the King County Assessor. A copy of said register shall be made available upon request to any City Department head referred to in this ordinance or to his representative.

Section 1.200 Enforcement. Except as otherwise specifically provided herein, the Superintendent of Buildings shall enforce this ordinance and may adopt rules and regulations consistent therewith. Upon presentation of proper credentials the Superintendent of Buildings or other authorized officer of the City may with the consent of the occupant or with the consent of the owner of unoccupied premises or pursuant to a lawfully issued warrant enter any building or premises at any reasonable time to perform any duty imposed on him by this ordinance.

Section 1.210 Penalty. Anyone violating or failing to comply with any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine in a sum not exceeding Three Hundred Dollars (\$300.00), or by imprisonment in the City Jail for a term not exceeding ninety (90) days, or by both such fine and imprisonment, and each day that anyone shall continue so to violate or fail to comply shall be considered a separate offense.

Section 1.220 Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 1.230 Repeal. Ordinance 73578 entitled: "An Ordinance prohibiting sewerless houseboats on Lake Washington with certain exceptions of a temporary nature; defining offenses; and prescribing penalties," and Ordinance 82223 entitled: "An Ordinance relating to and regulating the use of 'houseboats' for habitation on the waters within city limits and prescribing penalties for failure to comply," are hereby repealed.

ORDINANCE 100100

AN ORDINANCE amending Sections 1.020 and 1.170 of Ordinance 96821 to allow an interim adjustment period for certain floating home moorages and floating homes and amend a cross reference therein.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 1.020 of Ordinance 96821 is hereby amended to read as follows:

Section 1.020. Moorage Location. Every floating home moorage shall be located on privately owned or privately controlled premises. No floating home shall be located in any waterway or fairway, or in the public waters of any street or street end, provided that until January 1, 1973 this section shall not apply to those occupied floating homes and floating home moorages which were located in the public waters of any street or street end on July 26, 1968, have continuously remained in such locations, comply with all other provisions of Ordinance 96821 and are authorized by a use and occupation permit approved by the Board of Public Works.

Section 2. That Section 1.170 of Ordinance 96821 is hereby amended to read as follows:

Section 1.170. Housing Standards for Existing Floating Homes. Every floating home shall comply with the minimum housing standards as set forth in the Housing Code as now or hereafter amended (Ordinance 99112) except as otherwise approved by the Superintendent of Buildings in accordance with said Housing Code.

ORDINANCE 101461

AN ORDINANCE further amending Section 1.020 of Ordinance 96821 to allow for floating homes in certain streets.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 1.020 of Ordinance 96821, as last amended by Ordinance 100108, is hereby amended to read as follows:

Section 1.020. Moorage Location. Every floating home moorage shall be located on privately owned or privately controlled premises. No floating home shall be located in any waterway or fairway, or in the public waters of any street or street end, provided that until January 1, 1973 this section shall not apply to those occupied floating homes and floating home moorages which were located in the public waters of any street or street end on July 26, 1968, have continuously remained in such locations, comply with all other provisions of Ordinance 96821 and are authorized by a use and occupation permit approved by the Board of Public Works, provided further that, subsequent to January 1, 1973, this section shall not apply to floating homes and floating home moorages located in Portage Bay in a submerged street segment lying generally parallel to the shoreline that terminates on the north and on the south in a submerged street area when the same person owns or leases the property abutting on both sides thereof.

ACTUAL COMPLIANCES OBTAINED IN THE SYSTEMATIC HOUSING CODE COMPLIANCE PROGRAM

	1971		1972		1/1/73-4/30/73 1973		5/1/73-10/31/73 1973			1/1/73-4/30/73 1973			5/1/73-10/31/73 1973		
	Housing Code Compliance		Housing Code Compliance		Housing Code Compliance		Housing Code Compliance			Exit Only Compliance			Exit Only Compliance		
	Area	Bldg.	Units	Bldg.	Units	Bldg.	Units	Area	Bldg.	Units	Area	Bldg.	Units	Area	Bldg.
2	45	228	106	335	50	139	1	9	9	2	6	95	1	0	0
3	64	1255	165	2145	87	148	2	22	30	3	7	145	2	0	0
5	21	19	64	96	20	32	3	12	12	5	0	0	3	1	4
6	102	133	151	197	40	42	4	24	29	6	1	7	4	0	0
7	60	91	25	39	14	14	5	24	24	7	0	0	5	0	0
8	88	155	93	139	8	88	6	28	36	8	0	0	6	0	0
9	24	25	81	118	39	40	7	14	15	9	0	0	7	0	0
10	16	16	40	55	17	22	8	20	29	10	0	0	8	0	0
11	26	73	48	87	23	33	9	23	26	11	0	0	9	0	0
12	8	8	25	45	14	14	10	36	39	12	0	0	10	0	0
13	6	12	25	55	5	5	11	14	14	13	2	20	11	3	9
14	193	373	107	177	27	135	12	8	8	14	2	0	12	0	0
15	25	738	85	1447	7	274	13	32	49	15	1	27	13	0	0
16	130	329	70	216	29	103	14	8	44	16	5	120	14	3	46
17	144	189	267	331	64	66	15	15	33	17	2	11	15	2	18
18	47	52	234	298	34	36	16	12	29	18	0	0	16	0	0
19	10	10	63	87	19	70	17	7	59	19	0	0	17	2	41
20	35	42	66	89	29	41	18	6	81	20	1	3	18	4	288
21	33	34	68	78	30	35	19	2	331	21	4	21	19	2	51
							20	2	43				20	18	121
Total	1077	3762	1784	6034	556	1336	21	18	63	Total	31	449	21	0	0
							22	89	167				22	0	0
							23	37	41				23	2	20
							24	26	157				24	1	1
							25	22	29				25	1	44
							26	20	20				26	0	0
							27	28	29				27	5	35
							28	12	12				28	0	0
							29	15	18				29	2	13
							30	22	30				30	0	0
							Total	604	1506				Total	46	691
							Bldg.	Units					Bldg.	Units	
							1160	2842					77	1140	

ACTUAL COMPLIANCES OBTAINED IN THE SYSTEMATIC HOUSING CODE COMPLIANCE PROGRAM

Area	1971		1972		1/1/73-4/30/73 1973		5/1/73-10/31/73 1973			1/1/73-4/30/73 1973			5/1/73-10/31/73 1973		
	Housing Code Compliance		Housing Code Compliance		Housing Code Compliance		Housing Code Compliance			Exit Only Compliance			Exit Only Compliance		
	Bldg.	Units	Bldg.	Units	Bldg.	Units	Area	Bldg.	Units	Area	Bldg.	Units	Area	Bldg.	Units
2	45	228	106	335	50	139	1	9	9	2	6	95	1	0	0
3	64	1255	165	2145	87	148	2	22	30	3	7	145	2	0	0
5	21	19	64	96	20	32	3	12	12	5	0	0	3	1	4
6	102	133	151	197	40	42	4	24	29	6	1	7	4	0	0
7	60	91	25	39	14	14	5	24	24	7	0	0	5	0	0
8	88	155	93	139	8	88	6	28	36	8	0	0	6	0	0
9	24	25	31	118	39	40	7	14	15	9	0	0	7	0	0
10	16	16	40	55	17	22	8	20	29	10	0	0	8	0	0
11	26	73	48	87	23	33	9	23	26	11	0	0	9	0	0
12	8	8	25	45	14	14	10	36	39	12	0	0	10	0	0
13	6	12	25	55	5	5	11	14	14	13	2	20	11	3	9
14	193	373	107	177	27	135	12	8	8	14	2	0	12	0	0
15	25	738	85	1447	7	274	13	32	49	15	1	27	13	0	0
16	130	329	70	216	29	103	14	8	44	16	5	120	14	3	46
17	144	189	267	331	64	66	15	15	33	17	2	11	15	2	18
18	47	52	234	298	34	36	16	12	29	18	0	0	16	0	0
19	10	10	63	87	19	70	17	7	59	19	0	0	17	2	41
20	35	42	66	89	29	41	18	6	81	20	1	3	18	4	288
21	33	34	68	78	30	35	19	2	331	21	4	21	19	2	51
Total	1077	3782	1784	6034	556	1336	20	2	43	Total	31	449	20	18	121
							21	18	63				21	0	0
							22	89	167				22	0	0
							23	37	41				23	2	20
							24	26	157				24	1	1
							25	22	29				25	1	44
							26	20	20				26	0	0
							27	28	29				27	5	35
							28	12	12				28	0	0
							29	15	18				29	2	13
							30	22	30				30	0	0
							Total	604	1506				Total	46	691
							Bldg.	Units					Bldg.	Units	
							1160	2842					77	1140	

HOUSING CODE

City of Seattle

April, 1973

HOUSING CODE

TITLE 27 HOUSING CODE*

Chapters:

- 27.04 Title, Purpose and Scope
- 27.08 Administration
- 27.12 Definitions
- 27.16 Space and Occupancy Standards
- 27.20 Structural Standards
- 27.24 Mechanical Standards
- 27.28 Exit Standards
- 27.30 Duties of Owners and Tenants
- 27.32 Buildings Unfit for Human Habitation or Other Use
- 27.36 Enforcement of Minimum Standards
- 27.40 Unlawful Conduct
- 27.44 Miscellaneous

* For general building requirements, see Title 3, Buildings.

Chapter 27.04

TITLE, PURPOSES AND SCOPE

Sections:

- 27.04.010 Title.
27.04.020 Declaration of findings and purpose.
27.04.030 Scope.

27.04.010 Title. This title shall be known and may be cited as the "housing code" and is referred to herein as "this code." (Ord. 99112 (part); July 31, 1970).

27.04.020 Declaration of findings and purpose. There exist, within the city of Seattle, dwellings and other buildings or portions thereof, occupied or designed for human habitation together with appurtenant structures and premises, which are unfit for human habitation, substandard, deteriorating, in danger of causing or contributing to the creation of slums or otherwise blighted areas, and inimical to the health, safety and welfare of the occupants thereof and of the public.

Such conditions are the result of, among other circumstances: inadequate original construction; dilapidation; failure to repair; lack of proper sanitary facilities and maintenance; structural or other defects; overcrowding; defects increasing the hazards of fire, accidents, or other calamities; uncleanness; inadequate heating, lighting and ventilation; lack of knowledge of the general public of their rights, duties and obligations with respect to the occupancy, maintenance and repair of such buildings and inadequate remedies for the enforcement of such rights, duties and obligations; or any combination of such circumstances.

Such conditions and circumstances are dangerous and a menace to the health, safety, morals or welfare of the occupants of such buildings and of the public, and accordingly it is the purpose of this code to establish minimum standards and effective means for enforcement thereof for the preservation, protection, and promotion of the public health, safety, morals and general welfare. (Ord. 99112 (part); July 31, 1970).

27.04.030 Scope. This code shall apply to all buildings or any portion thereof which are used, designed or intended to be used, for human habitation, together with appurtenant structures and premises, now in existence or hereafter constructed; provided that all devices or safeguards required by the Building Code Title 3 in a building or structure when erected, altered, or repaired, shall be maintained in accordance with the Building Code. (Ord. 99112 (part); July 31, 1970).

Chapter 27.08
ADMINISTRATIVE

Sections:

- 27.08.010 Enforcement.
27.08.020 Citizens housing board.
27.08.030 Right of entry.
27.08.040 Housing and abatement revolving fund.

27.08.010 Enforcement. The superintendent of buildings shall be designated as the officer to exercise the powers assigned to him by this code with respect to buildings unfit for human habitation or otherwise specified in RCW 55.80.020, and he is further authorized to cause to be enforced the provisions of this code with the citizens housing board; provided, that the citizens housing board is responsible for the enforcement of Sections 27.08.010 and 27.08.020, and he shall have equal responsibility with the citizens housing board for the enforcement of Section 27.28.010 (c) of this code as amended by Ord. 100641 § 1; January 24, 1970.

27.08.020 Citizens housing board. (a) There is created the citizens housing board, which board shall consist of eleven members of the citizens housing board, each to be appointed by the mayor and the city council from among the various geographical areas of the city, for a term of three years ending December 31st of each year, and subject to removal by the mayor with the consent of the city council; provided, that the present members of the board established by Ordinance 89201 are appointed members of the board herein established to serve for the remainder of the term for which they were originally appointed; and provided that, for the first appointments to said board, the length of the terms shall be staggered so that no more than four members shall be appointed in any one year. In addition to said eleven appointive members, the public safety committee of the city council, the citizens housing development, the superintendent of buildings, the fire chief, and the fire chief, or their designated representatives, shall be nonvoting members of said board.

(b) **MEETINGS.** Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. Regular meetings of the board shall be open to the public and meetings shall be given to the public in accordance with the provisions of the board.

(c) **QUORUM; VOTING; RECORDS.** Ten members shall constitute a quorum and the majority of the members present shall constitute a decision.

Chapter 27.08
ADMINISTRATION

Sections:

- 27.08.010 Enforcement.
- 27.08.020 Citizens housing board.
- 27.08.030 Right of entry.
- 27.08.040 Housing and abatement revolving fund.

27.08.010 Enforcement. The superintendent of buildings is designated as the officer to exercise the powers assigned by this code in relation to buildings unfit for human habitation or other use appurtenant thereto as specified in RCW 35.80.020, and he is further authorized and directed to enforce the provisions of this code with the advice and assistance of the citizens housing board; provided, that the chief of police shall be responsible for the enforcement of Sections 27.40.010 and 27.40.020 of this code and he shall have equal responsibility with the superintendent of buildings for the enforcement of Section 27.28.010(c) of this code. (Ord. 99112 (part) as amended by Ord. 100641 § 1; January 24, 1972).

27.08.020 Citizens housing board. (a) **CREATION; MEMBERSHIP.** There is created the citizens housing board of the city of Seattle which board shall consist of eleven members knowledgeable in the field of housing, each to be appointed by the mayor subject to approval by the city council from among the various geographical areas of the city for a term of three years ending December 31st of the third year of said term subject to removal by the mayor with the approval of the city council; provided, that the present members of the housing advisory board established by Ordinance 89201 are appointed members of the citizens housing board herein established to serve for the remainder of the terms to which they were originally appointed; and provided further that upon making the first appointments to said board, the length of terms of members shall be staggered so that no more than four members' terms expire in the same year. In addition to said eleven appointive members, the chairman of the public safety committee of the city council, the director of community development, the superintendent of buildings, the director of public health, and the fire chief, or their designated representatives shall serve as ex-officio nonvoting members of said board.

(b) **MEETINGS.** Meetings of the board shall be held at the call of the chairman and at such other times as the board shall determine. All regular meetings of the board shall be open to the public and notice of such meetings shall be given to the public in accordance with the rules and regulations of the board.

(c) **QUORUM; VOTING; RECORDS.** The presence of five appointed members shall constitute a quorum and the majority vote of those appointed members present shall constitute a decision of the board; provided that

Chapter 27.08
ADMINISTRATION

Sections:

- 27.08.010 Enforcement.
- 27.08.020 Citizens housing board.
- 27.08.030 Right of entry.
- 27.08.040 Housing and abatement revolving fund.

27.08.010 Enforcement. The superintendent of buildings is designated as the officer to exercise the powers assigned by this code in relation to buildings unfit for human habitation or other use appurtenant thereto as specified in RCW 35.80.020, and he is further authorized and directed to enforce the provisions of this code with the advice and assistance of the citizens housing board; provided, that the chief of police shall be responsible for the enforcement of Sections 27.40.010 and 27.40.020 of this code and he shall have equal responsibility with the superintendent of buildings for the enforcement of Section 27.28.010(c) of this code. (Ord. 99112 (part) as amended by Ord. 100641 § 1; January 24, 1972).

27.08.020 Citizens housing board. (a) **CREATION; MEMBERSHIP.** There is created the citizens housing board of the city of Seattle which board shall consist of eleven members knowledgeable in the field of housing, each to be appointed by the mayor subject to approval by the city council from among the various geographical areas of the city for a term of three years ending December 31st of the third year of said term subject to removal by the mayor with the approval of the city council; provided, that the present members of the housing advisory board established by Ordinance 89201 are appointed members of the citizens housing board herein established to serve for the remainder of the terms to which they were originally appointed; and provided further that upon making the first appointments to said board, the length of terms of members shall be staggered so that no more than four members' terms expire in the same year. In addition to said eleven appointive members, the chairman of the public safety committee of the city council, the director of community development, the superintendent of buildings, the director of public health, and the fire chief, or their designated representatives shall serve as ex-officio nonvoting members of said board.

(b) **MEETINGS.** Meetings of the board shall be held at the call of the chairman and at such other times as the board shall determine. All regular meetings of the board shall be open to the public and notice of such meetings shall be given to the public in accordance with the rules and regulations of the board.

(c) **QUORUM; VOTING; RECORDS.** The presence of five appointed members shall constitute a quorum and the majority vote of those appointed members present shall constitute a decision of the board; provided that

for the purpose of hearing appeals three appointed members shall constitute a quorum. The board shall keep minutes of its proceedings, showing the action of the board on each question and such minutes shall be immediately filed in the office of the board and shall be a public record.

(d) **POWERS.** The board is designated as the appeals commission to hear and decide appeals from orders of the superintendent of buildings in the exercise of powers assigned by this code in relation to buildings unfit for human habitation or other use appurtenant thereto and in accordance with, and as specified in RCW 35.80.020, and in addition thereto shall have the following functions, powers and duties:

1. Advise and assist the superintendent of buildings in the enforcement of this code and in the development and maintenance of a comprehensive program for securing compliance therewith;

2. On or about the first day of April of each year, make an annual report to the mayor of its activities during the preceding year and containing such evaluation and recommendations for change in this code and other laws affecting the subject matter of this code as said board may deem necessary or desirable;

3. Initiate and participate in programs, and work with groups, organizations and associations to make available to the public information with respect to the rights, duties, and obligations of owners, lessees and occupants of buildings within the scope of this code;

4. Hear and review complaints involving alleged violations, inadequacies, or faults of this code and make recommendations to the superintendent of buildings and/or the mayor with respect thereto;

5. Elect a chairman and such other officers as it may deem necessary and adopt rules and regulations for its own government not inconsistent with the provisions of this title or any other ordinance of the city. (Ord. 99112 (part); July 31, 1970).

27.08.030 Right of entry. Upon presentation of proper credentials, the superintendent of buildings or his duly authorized representative may, with the consent of the occupant, or with the consent of the owner of an unoccupied building, or pursuant to a lawfully issued warrant, enter at reasonable times, any building or other structure in the city to perform any duty imposed upon him by this code.

It shall be the duty of the superintendent of buildings to promulgate and modify from time to time and to file with the city comptroller administrative standards for the frequency and conduct of building inspection, which shall be based on such factors as the nature of the use, the condition of the building, the number of occupants, information indicating the existence of a substandard or unfit building or other structure or a failure

to comply with the responsibilities of owners and tenants, and other similar considerations relevant to the inspection of buildings for the purposes of this code. (Ord. 99112 (part); July 31, 1970).

27.08.040 Housing and abatement revolving fund. There is created in the city treasury a special fund designated the "housing and abatement revolving fund" from which fund shall be paid costs and expenses incurred by the city in connection with the repair, alteration, improvement, vacation and closure, removal, or demolition of any building or other structure unfit for human habitation or other use appurtenant thereto, or in connection with the demolition and/or removal of buildings and other structures which may be by ordinance declared to be public nuisances and ordered abated by demolition and/or removal, and into which fund shall be paid:

(1) Such sums as may be recovered by the city for costs of repair, alteration, improvement, vacation and closure, removal or demolition in accordance with Chapter 27.32 of this code;

(2) Such sums as may be recovered by the city as reimbursement for costs and expenses of abatement of buildings and structures declared by ordinance to be public nuisances;

(3) The unencumbered balance remaining, as of the effective date of the ordinance codified herein, in the abatement revolving fund created by Ordinance 90578, which fund is hereby abolished;

(4) Such other sums as may by ordinance be appropriated to or designated as revenue of, such fund; and

(5) Such other sums as may by gift, bequest or grant be deposited in such fund;

and the city comptroller is authorized to draw and the city treasurer to pay the necessary warrants and make the necessary transfers. (Ord. 99112 (part); July 31, 1970).

Chapter 27.12

DEFINITIONS

Sections:

- 27.12.010 Definitions generally.
- 27.12.020 Apartment.
- 27.12.030 Apartment house.
- 27.12.040 Approved.
- 27.12.050 Basement.
- 27.12.060 Building.
- 27.12.070 Building, existing.

27.12.010 HOUSING CODE

- 27.12.080 Ceiling height.
- 27.12.090 Cellar.
- 27.12.100 Court.
- 27.12.110 Dormitory.
- 27.12.120 Dwelling.
- 27.12.130 Dwelling unit.
- 27.12.140 Exit.
- 27.12.150 Family.
- 27.12.160 Floor area.
- 27.12.170 Garbage.
- 27.12.180 Garbage can.
- 27.12.190 Guest.
- 27.12.200 Guest room.
- 27.12.210 Habitable room.
- 27.12.220 Hotel.
- 27.12.230 Housekeeping room.
- 27.12.240 Housing unit.
- 27.12.250 Infestation.
- 27.12.260 Kitchen.
- 27.12.270 Lease.
- 27.12.280 Lodging house.
- 27.12.290 Occupant.
- 27.12.300 Owner.
- 27.12.310 Person.
- 27.12.320 Plumbing.
- 27.12.330 Required window.
- 27.12.340 Rubbish.
- 27.12.350 Substandard building.
- 27.12.360 Supplied.
- 27.12.370 Tenant.
- 27.12.380 Unfit for human habitation or other use.
- 27.12.390 Used.
- 27.12.400 Vent shaft.
- 27.12.410 Window.
- 27.12.420 Yard.

27.12.010 Definitions generally. For the purpose of this code, certain terms, phrases, words, and their derivations shall be construed as specified in this chapter. Words used in the singular include the plural, and words used in the plural include the singular. Words used in the masculine gender include the feminine, and words used in the feminine gender include the masculine.

Whenever the words "apartment house," "building," "dormitory," "dwelling," "dwelling unit," "guest room," "habitable room," "hotel," "housekeeping room," "lodging house," "housing unit," or "structure" are

used in this code, such words shall be construed as if followed by the words "or any portion thereof." (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.020 Apartment. For definition of "apartment," see "dwelling unit," Section 27.12.130. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.030 Apartment house. "Apartment house" means any building, or portion thereof, containing three or more dwelling units. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.040 Approved. "Approved" means approved by the superintendent of buildings, or by the director of public health, or by the superintendent of water, or by the fire chief as the result of investigations or tests conducted by such officer, or approved by the superintendent of buildings by reason of accepted principles or tests by national authorities, or technical or scientific organizations. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.050 Basement. "Basement" means that portion of a building between floor and ceiling, which is partly below or partly above grade, but so located that, measured at exterior walls, the average vertical distance from grade to the floor is less than the average vertical distance from grade to ceiling. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.060 Building. "Building" means any structure or portion thereof which is used, or designed or intended to be used for human habitation, including structures appurtenant thereto. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.070 Building, existing. "Existing building" means a building erected prior to the adoption of this code or one for which a valid building permit has been issued. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.080 Ceiling height. "Ceiling height" means the shortest vertical distance between a floor, platform, balcony, mezzanine, stair tread or landing, or any similar building component and a ceiling. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.090 Cellar. "Cellar" means that portion of a building between floor and ceiling which is wholly or partly below grade and so located that, measured at exterior walls, the average vertical distance from grade to the floor is equal to or greater than the average vertical distance from grade to ceiling. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.100 Court. "Court" means the open area used as a source of light or ventilation for a required window which area is outside the exterior

wall of a building and on the same lot therewith. An inner court is any court entirely enclosed within the exterior walls of a building and an adjacent property line. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.110 Dormitory. "Dormitory" means a room containing three or more beds and used or intended to be used for sleeping purposes in other than a dwelling unit. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.120 Dwelling. "Dwelling" means any building containing not more than two dwelling units. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.130 Dwelling unit. "Dwelling unit" means one or more habitable rooms occupied, or intended, or designed to be occupied by one family and containing space for living, sleeping, preparation of food, and eating, and containing toilet and bathing facilities. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.140 Exit. "Exit" means a continuous and unobstructed means of making departure from any place in a building to a street or alley including intervening doorways, corridors, ramps, stairways, smokeproof enclosures, horizontal exits, exit courts, yards, or any other permitted means. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.150 Family. "Family" means one or more individuals living, cooking and eating together in a single dwelling unit, but not including a group of more than eight persons unrelated by blood or marriage. In the case of rectory, parsonage or convent, twelve persons are considered as a family. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.160 Floor area. "Floor area" means the net floor area within the enclosing walls of a room in which the ceiling height is not less than five feet, excluding built-in equipment which extend from floor to ceiling such as wardrobes, cabinets, kitchen units, or fixtures. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.170 Garbage. "Garbage" means all discarded putrescible waste matter, including small dead animals weighing not over fifteen pounds, but not including sewage or human or animal excrement. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.180 Garbage can. "Garbage can" means a round watertight sheet metal raised bottom container not exceeding thirty-two gallons in capacity, weighing not over twenty-six pounds when empty and without cover fitted with two sturdy handles, one on each side, and a tight cover equip-

ped with a handle, except in the case of "sunken cans." The term shall also apply to containers of other material of similar size and weight when approved by the city engineer. A "sunken can" is any garbage can which is in a sunken covered receptacle specifically designed to contain one or more garbage cans the tops of which are approximately at ground level. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.190 Guest. "Guest" means any person hiring a room or rooms for living or sleeping purposes. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.200 Guest room. "Guest room" means any room or rooms used or intended to be used by a guest for living or sleeping purposes. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.210 Habitable room. "Habitable room" means any room occupied, used, or designed or intended to be used for sleeping, living or cooking purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, furnace or boiler or other utility rooms, and other similar spaces. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.220 Hotel. "Hotel" means a building in which is conducted the business of lodging the public and which contains six or more guest rooms. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.230 Housekeeping room. "Housekeeping room" means an existing housing unit of one room, which may include a kitchen niche or alcove, used for sleeping and cooking. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.240 Housing unit. "Housing unit" means any dwelling unit, efficiency living unit, housekeeping room or guest room. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.250 Infestation. "Infestation" means the presence within or around a building of insects, rodents, or other pests in such numbers or with such frequency as may be substantially detrimental to the health, safety or welfare of the occupants thereof. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.260 Kitchen. "Kitchen" means a space or room designed to be used for the preparation of food. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.270 Lease. "Lease" means an agreement, whether oral or written, relating to the use and occupancy of a building. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.280 Lodging house. "Lodging house" means a rooming or boarding house where rooms are furnished, with or without meals, for a specified price. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.290 Occupant. "Occupant" means a person, over one year of age, occupying or having possession of a building or any portion thereof for purposes of habitation. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.300 Owner. "Owner" means any person who, alone or jointly or severally with others, has title or interest in any building, or portion thereof with or without accompanying actual possession thereof, and including any person who as agent, or executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building or portion thereof. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.310 Person. "Person" means any individual, firm, corporation, association or partnership. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.320 Plumbing. "Plumbing" means any potable water distribution piping, and any drainage piping within or below any building, including rainwater leaders and all fixtures, traps, vents and devices appurtenant to such water distribution or drainage piping and including potable water treating or using equipment, domestic hot water heaters, and any lawn sprinkling system. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.330 Required window. "Required window" means a window whose area is necessary to achieve the minimum required area of the opening for light and ventilation in a room. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.340 Rubbish. "Rubbish" means all discarded nonputrescible waste matter. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.350 Substandard building. "Substandard building" means any building which fails to comply with the minimum standards set forth in Chapters 27.16, 27.20, 27.24 and 27.28 of this code. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.360 Supplied. "Supplied" means paid for, furnished by, provided by, or under the control of the owner of a building. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.270 Lease. "Lease" means an agreement, whether oral or written, relating to the use and occupancy of a building. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.280 Lodging house. "Lodging house" means a rooming or boarding house where rooms are furnished, with or without meals, for a specified price. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.290 Occupant. "Occupant" means a person, over one year of age, occupying or having possession of a building or any portion thereof for purposes of habitation. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.300 Owner. "Owner" means any person who, alone or jointly or severally with others, has title or interest in any building, or portion thereof with or without accompanying actual possession thereof, and including any person who as agent, or executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building or portion thereof. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.310 Person. "Person" means any individual, firm, corporation, association or partnership. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.320 Plumbing. "Plumbing" means any potable water distribution piping, and any drainage piping within or below any building, including rainwater leaders and all fixtures, traps, vents and devices appurtenant to such water distribution or drainage piping and including potable water treating or using equipment, domestic hot water heaters, and any lawn sprinkling system. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.330 Required window. "Required window" means a window whose area is necessary to achieve the minimum required area of the opening for light and ventilation in a room. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.340 Rubbish. "Rubbish" means all discarded nonputrescible waste matter. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.350 Substandard building. "Substandard building" means any building which fails to comply with the minimum standards set forth in Chapters 27.16, 27.20, 27.24 and 27.28 of this code. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.360 Supplied. "Supplied" means paid for, furnished by, provided by, or under the control of the owner of a building. (Ord. 99112 § 27.12.010 (part); July 31, 1970)

27.12.370 Tenant. "Tenant" means a person occupying or holding possession of a building or any portion thereof for purposes of habitation pursuant to a lease. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.380 Unfit for human habitation or other use. See Section 27.32.010. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.390 Used. "Used" means used or designed or intended to be used. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.400 Vent Shaft. "Vent shaft" means an open, unobstructed vertical passage or duct used to ventilate a water closet, bath, toilet, or utility or other service room. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.410 Window. "Window" means a glazed opening, including glazed doors, which open upon a yard, court, or recess from a court. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

27.12.420 Yard. "Yard" means an open unoccupied space other than a court, unobstructed from the ground to the sky except as otherwise specifically provided by the building code (Title 3), on the lot on which a building is situated. (Ord. 99112 § 27.12.010 (part); July 31, 1970).

Chapter 27.16

SPACE AND OCCUPANCY STANDARDS

Sections:

- 27.16.010 Yards and courts.
- 27.16.020 Room dimensions.
- 27.16.030 Light and ventilation.
- 27.16.040 Sanitation.

27.16.010 Yards and courts. This section shall apply only to yards and courts having required windows opening therein. Every required window shall face on a yard, court, street or alley, not less than three feet in width and unobstructed to the sky. (Ord. 99112 (part); July 31, 1970).

27.16.020 Room dimensions. (a) **CEILING HEIGHTS.** Habitable rooms shall have a ceiling height of not less than seven feet in at least fifty percent of the room and no portion of any room having a ceiling height of less than five feet shall be considered as contributing to the minimum areas required by subsection (b) of this section.

(b) **FLOOR AREA.** Every dwelling unit shall have at least one room which shall have not less than one hundred twenty square feet of floor area and no habitable room except kitchens shall be less than seven feet wide. Every room which is used for both cooking and living or both living and sleeping quarters shall have a floor area of not less than one hundred thirty square feet if used or intended to be used by only one occupant, or of not less than one hundred fifty square feet if used or intended to be used by more than one occupant. Every room used for sleeping purposes shall have not less than eighty square feet of floor area. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of fifty square feet for each occupant in excess of two. In a dormitory, minimum floor area shall be sixty square feet per single or double bunk and providing aisles not less than three feet in width between the sides of bunks and from every bunk to an exit.

Provided, that one room dwelling units shall meet the following requirements:

(1) The unit shall have a habitable room of not less than two hundred twenty square feet of floor area. An additional one hundred square feet of floor area shall be provided for each occupant of such unit in excess of two;

(2) The unit shall be provided with a separate closet;

(3) The unit shall be provided with a kitchen sink, cooking appliances and refrigeration facilities each having a clear working space of not less than thirty inches in front. Light and ventilation conforming to this code shall be provided;

(4) The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower. (Ord. 99112 (part); July 31, 1970).

27.16.030 Light and ventilation. (a) **LOCATION.** Every habitable room and bathroom shall have a window. Aggregate window area per room shall be not less than one-tenth of the floor area or ten square feet, whichever is greater. One-fourth of the required window area in any room shall be openable except where adequate ventilation is provided by other openings within the room or openings within an adjoining room or space.

Exception: A kitchen or a bathroom shall have an aggregate window area of not less than three square feet in each such room.

(b) **WINDOWS.** Required windows shall open on a street, yard, or court either directly or through a porch, having a minimum ceiling height of not less than seven feet. Such porch shall be at least fifty percent open on at least one side or on both ends.

(c) **OTHER MEANS.** An approved system of mechanical ventilation or vent shafts and artificial light may be used in lieu of the windows required by this section in bathrooms, toilet rooms and similar rooms. In no case shall transoms be used for required ventilation. (Ord. 99112 (part) as amended by Ord. 101978 § 1; March 19, 1973).

27.16.040 Sanitation. (a) **DWELLING UNITS.** Every dwelling unit shall contain within a separate room or rooms accessible from inside the dwelling unit, a water closet, a lavatory, and a bathtub or shower. In no dwelling unit shall the only access from a bedroom to a bathroom be through another bedroom. No water closet shall be housed in any room or space used for the preparation of food nor shall a water closet compartment open directly, without a door, into any such room or space.

(b) **HOTELS.** In hotels, where private water closets, lavatories, and baths are not provided, there shall be provided on each floor at least one water closet and lavatory and one bath accessible from a public hallway. Additional water closets, lavatories, and baths shall be provided on each floor at the rate of one for every additional ten guests or occupants, or fractional number thereof in excess of ten.

(c) **OTHER BUILDINGS.** Every building, other than a hotel, containing housekeeping or guest rooms in which private water closets, lavatories and baths are not provided, shall contain not less than one water closet, one lavatory and one bathtub or shower on each floor accessible from a public hallway, for each eight occupants, or fractional number thereof in excess of eight.

(d) **KITCHEN.** Every dwelling unit shall be provided with a kitchen. Every kitchen shall be provided with an approved kitchen sink, hot and cold running water, counter work space, cabinets for storage of cooking utensils and dishes, and an approved stove and refrigerator or adequate space for the installation of such stove and refrigerator. Splash backs and counter tops shall have an impervious surface.

(e) **FIXTURES.** All plumbing fixtures shall be trapped and vented and connected to a sanitary sewer or to an approved private sewage disposal system. There shall be an approved system of water supply, providing both hot and cold running water. All water closets shall be flush type in good working order. Hot water for the required sink, lavatory, and bathtub or shower shall be provided at a temperature not less than one hundred twenty degrees Fahrenheit at the fixture outlet.

(f) **MAINTENANCE.** All sanitary facilities, fixtures and equipment shall be maintained in a safe and sanitary condition. (Ord. 99112 (part); July 31, 1970).

Chapter 27.20
STRUCTURAL STANDARDS

Sections:

- 27.20.010 General.
- 27.20.020 Shelter.
- 27.20.030 Maintenance.

27.20.010 General. Roofs, floors, walls, chimneys, fireplaces, foundations and all other structural components of buildings shall be capable of resisting any and all normal forces and loads to which they may be subjected. (Ord. 99112 (part); July 31, 1970).

27.20.020 Shelter. Every building shall be weather protected so as to provide shelter for the occupants against the elements and to exclude dampness. No basement or cellar shall be used for human habitation unless it is dry and conforms to all requirements of size, lighting and ventilation for habitable rooms. No such basement or cellar shall have dirt floors. (Ord. 99112 (part); July 31, 1970).

27.20.030 Maintenance. Every foundation, room and exterior wall, door, skylight and window shall be reasonably weathertight, watertight, damp-free and rodent-proof; and shall be kept in a sound condition and good repair. Floors, interior walls and ceilings shall be kept in sound condition and good repair. Interior wall and ceiling finish shall be of approved materials; toxic paint or other toxic materials shall not be used on areas readily accessible to children. All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by paint or other approved protective covering or treatment. Walls shall be capable of affording privacy for the occupants. Every premises shall be graded, drained, free of standing water, and maintained in a clean, sanitary and safe condition. (Ord. 99112 (part); July 31, 1970).

Chapter 27.24
MECHANICAL STANDARDS

Sections:

- 27.24.010 Heating.
- 27.24.020 Ventilation.
- 27.24.030 Electrical equipment.

27.24.010 Heating. Every housing unit shall be provided with heating facilities capable of providing an inside temperature of seventy degrees Fahrenheit when the outside temperature is twenty degrees Fahrenheit.

All heating devices and appliances shall be of approved type and in good and safe working order and shall have been lawfully installed. No unvented or open flame heater shall be permitted. Ventilation for rooms and areas containing fuel-burning appliances shall be adequate for proper combustion. (Ord. 99112 (part); July 31, 1970).

27.24.020 Ventilation. Ventilating equipment shall be of approved types, maintained in a safe manner. Where mechanical ventilation is provided in lieu of the natural ventilation required by Section 27.16.030 of this code, such mechanical system shall be in working order during the occupancy of any building or portion thereof. (Ord. 99112 (part); July 31, 1970).

27.24.030 Electrical equipment. All electrical equipment wiring and appliances shall be of an approved type, installed and safely maintained in accordance with applicable provisions of the electrical code. (Title 4).

Every habitable room except kitchens, shall be provided with not less than two electrical convenience outlets or one such convenience outlet and one supplied electric light fixture. Every kitchen shall be provided with not less than three convenience and/or appliance outlets and one supplied light fixture. Two electrical appliance receptacles, properly installed as a part of a lawfully installed electric kitchen range, shall be accepted in lieu of two of the required outlets in a kitchen. In all cases, at least one of the wall-mounted outlets shall not be obscured, either partially or otherwise, by floor mounted appliances. Every water closet compartment, bathroom, laundry room, furnace room and public hallway shall contain at least one supplied electric light fixture. (Ord. 99112 (part) as amended by Ord. 101978 § 2; March 19, 1973).

Chapter 27.28 EXIT STANDARDS

Section:

27.28.010 Minimum requirements.

27.28.010 Minimum requirements. (a) The purpose of this section is to require a reasonable degree of safety to persons living and sleeping in existing housing units and to provide for alterations to such existing buildings as do not conform with the minimum exit standards of the building code.

(b) The following provisions shall apply to all buildings less than four stories in height other than dwellings. Exit requirements for existing buildings four or more stories in height shall be as provided in the fire code. (Title 8).

(1) **NUMBER OF EXITS.** Every housing unit above the first floor or in a basement shall have access to not less than two approved exits. An approved fire escape as specified herein may be used as one required exit.

Exceptions: i. Housing units in a two-story building having an occupant load of not more than ten persons above the first floor or in a basement having an occupant load of not more than ten persons may have one approved exit,

ii. A housing unit on the second floor may have one means of egress providing it is a stairway or corridor leading directly to the outside without any other openings,

iii. Housing units may have one approved exit where an automatic fire sprinkler system is provided for all exit ways and other public rooms and areas within the building;

(2) **STAIR CONSTRUCTION.** All stairs shall have a minimum run of nine inches and a maximum rise of eight inches and a minimum width exclusive of handrails of thirty inches. Every stairway shall have at least one handrail. A landing having a minimum horizontal dimension of thirty inches shall be provided at each point of access to the stairway. Every required stairway shall have headroom clearance of not less than six feet six inches measured vertically from the nearest nose to the nearest soffit;

(3) **INTERIOR STAIRWAYS.** Every interior stairway shall be enclosed with walls of not less than one-hour fire-resistive construction.

Where existing partitions form part of a stairwell enclosure, wood lath and plaster in good condition will be acceptable in lieu of one-hour fire-resistive construction. Openings to such enclosures shall be protected by a self-closing door equivalent to a solid wood door not less than one and three-fourths inches thick. Enclosures shall include landings between flights and any corridors, passageways, or public rooms necessary for continuous exit to the exterior of the building. Doors shall not reduce the required width of a stairway or landing more than six inches when open.

Exceptions: Subject to approval by the superintendent of buildings, the stairway need not be enclosed:

(i) In a continuous shaft if cut off at each story by the fire-resistive construction required for stairwell enclosures, or

(ii) Where an approved automatic fire-extinguishing system is provided for all exitways and other public rooms and areas within the building;

(4) **EXTERIOR STAIRWAYS.** Exterior stairways shall be non-combustible or of wood of not less than two-inch nominal thickness with solid treads and risers;

(5) **FIRE ESCAPES.** When approved by the superintendent of buildings, existing fire escapes in good condition may be used as one means of egress, if the pitch does not exceed sixty degrees, the width is not less than eighteen inches, the treads are not less than four inches wide, and they extend to the ground or are provided with counterbalanced stairs reaching to

the ground. Access shall be by an opening having a minimum dimension of twenty-nine inches when open. The sill shall be not more than thirty inches above the floor and landing.

(6) **DOORS AND OPENINGS.** Exit doors other than from housing units shall be openable from the inside without the use of key or any special knowledge or effort, and when serving an occupant load of fifty or more shall swing in the direction of exit travel. Transoms, and openings other than doors, from corridors to rooms shall be fixed closed and shall be covered with a minimum of five-eighths-inch gypsum wallboard on both sides. Corridors shall be of approved construction with fire-resistance not less than that of wood lath and plaster. Existing dead end corridors in excess of thirty feet in length, serving housing units, shall be eliminated, unless protected by the installation of an approved automatic sprinkler system throughout the affected corridor, or by providing approved detectors of products of combustion other than heat, conforming to UBC Standard 43-6 within each housing unit whose corridor exit door is located beyond thirty feet limitation. Such detectors may be self-contained or installed as a part of the electrical system. All doors opening into a corridor not included as part of a stairwell enclosure shall be not less than solid wood doors one and three-eighths inches thick, or equivalent, except where an approved automatic fire sprinkler system is provided throughout all exitways and other public rooms and areas within the building.

(7) **EXIT SIGNS.** Every exit doorway or change of direction of a corridor shall be marked with a well-lighted exit sign having letters at least five inches high;

(8) **ENCLOSURE OF VERTICAL OPENINGS.** Elevators, shafts, ducts, and other vertical openings shall be protected with construction as required for stairways in Item (3) or by fixed wire glass set in steel frames. Doors shall be solid wood doors one and three-eighths inches thick or equivalent.

(9) **SEPARATION OF OCCUPANCIES.** Occupancy separations shall be provided as specified in Section 503 and Table No. 5-B of the building code.

(c) The following requirements shall apply to all existing buildings other than detached single family dwellings to provide the maximum possible security from criminal actions to the permanent and transient occupants thereof, and to their possessions:

(1) Unattended building entrance doors, including rear, service, and garage shall be capable of self-closing, self-locking and equipped with a dead latch, except that garage-to-exterior doors may be equipped with a remote control electrically operated opening and closing device in lieu of a dead latch. When garage-to-exterior doors are equipped with such remote control device, garage-to-building doors need not be self-locking. When either the garage-to-exterior doors or garage-to-building doors are equipped

for self-closing and self-locking, the other need not be so equipped;

(2) Entrance doors from interior corridors to individual housing units shall be without glass openings and shall be capable of resisting forcible entry equal to a single-panel or hollow-core door, one and three-eighths inches thick; building entrance doors (other than main) shall be solid, or if provided with glazed openings, shall have wire or grilles to prevent operation of the door latch from outside by hand or other instrumentality; main entrance doors may be framed or unframed non-shattering glass or framed one-quarter inch plate glass. Main entrance doors shall be self-closing, capable of self-locking and shall have a dead latch;

(3) Every entrance door to an individual housing unit shall have a dead bolt or a dead latch with at least a one-half inch throw. The lock shall be so constructed that the dead bolt or dead latch may be opened from inside without use of a key. In hotels and other multi-unit buildings having transient occupancies every entrance door to an individual unit shall also be provided with a chain door guard or barrel bolt on the inside;

(4) Housing unit-to-interior corridor doors shall have a visitor-observation port which port shall not impair the fire-resistance integrity of the door;

(5) In all leased or rented housing units in buildings other than hotels and other multi-unit buildings having transient occupancies, lock mechanisms and keys shall be changed upon a change of tenancy except that such change of locks and keys will not be required where an approved proprietary key system is used;

(6) All exit doors shall be openable from the interior without use of keys;

(7) Doors to storage, maintenance and building service rooms shall be capable of self-closing and self-locking;

(8) Dead bolts or other approved locking devices shall be provided on all sliding patio doors and installed so that the mounting screws for the lock cases are inaccessible from the outside;

(9) Passenger elevators, the interiors of which are not completely visible when the car door(s) are open, shall have mirrors so placed as to make visible the whole of the elevator interior to prospective passengers outside the elevator; mirrors shall be framed and mounted to minimize the possibility of their accidental falling or shattering;

(10) Elevator emergency stop button shall be so installed and connected as to activate the elevator alarm;

(11) Subject to approval by the superintendent of buildings, alternate locking devices may be substituted for those required herein provided such devices are of equal capability to resist illegal entry and further provided that the installation of same does not conflict with other requirements of this code and other ordinances regulating safety of exit. (Ord. 99112 (part) as amended by Ord. 100015, Ord. 100641, and Ord. 101978 § 3; March 19, 1973).

Chapter 27.30

DUTIES OF OWNERS AND TENANTS

Sections:

- 27.30.010 Scope.
- 27.30.020 Duties of owners.
- 27.30.030 Duties of tenants.

27.30.010 Scope. There are imposed on owners and tenants certain duties with respect to the use, occupancy and maintenance of buildings as hereinafter specified in Sections 27.30.020 and 27.30.030. (Ord. 99112 (part); July 31, 1970).

27.30.020 Duties of owners. It shall be the duty of every owner of a building to:

(1) Except as to such duties of maintenance as are herein specifically imposed on the tenant of such building, maintain such building in compliance with the minimum standards specified in Chapters 27.16, 27.20, 27.24, and 27.28 hereof;

(2) Maintain in a clean and sanitary condition the shared areas, including yards and courts, of any such building containing two or more housing units and where any building is unoccupied secure such building against attempts at unauthorized entry, remove all garbage, rubbish and other debris from the premises and maintain such building and premises in a secure and sanitary condition;

(3) Supply for the use of occupants of any such building containing three or more housing units garbage cans sufficient in number to contain all garbage disposed of by such occupants;

(4) Exterminate insects, rodents and other pests when:

(a) in any such building containing two or more housing units there is an infestation existing in two or more housing units or in the shared areas of such building, or

(b) in any such building infestation exists due to failure of such owner to perform the duties imposed on him by this section;

(5) Within a reasonable time after notice from the tenant of any such buildings, repair structural defects or damage which cause such building to be in violation of standards specified in Chapters 27.16, 27.20, 27.24 and 27.28 and not caused by the negligent or intentional act of the tenant or any invitee or licensee of such tenant;

(6) Refrain from placing or storing in any such building or on the premises thereof any article, substance or material imminently dangerous to the health, safety, or welfare of any occupant thereof or which may substantially contribute to or cause deterioration of such building;

(7) Where heating is supplied to any housing unit, maintain heat at an inside temperature of at least sixty-five degrees Fahrenheit between

the hours of seven a.m. and eight a.m., sixty-eight degrees Fahrenheit between eight a.m. and nine a.m., and seventy degrees Fahrenheit between nine a.m. and ten-thirty p.m. from October 1st until May 31st.

Contracts between an owner and his operator, manager, agent, or tenant shall not relieve the owner of his ultimate responsibility to perform the duties imposed in this section. (Ord. 99112 (part) as amended by Ord. 101978 § 4; March 19, 1973).

27.30.030 Duties of tenants. It shall be the duty of every tenant of a building to:

(1) Maintain in a clean and sanitary condition the part or parts of such building and the premises thereof occupied or controlled by tenant, and upon termination of tenancy, leave the same in a clean and sanitary condition, normal wear and tear excepted;

(2) Store and dispose of all garbage and rubbish in a clean, sanitary, and safe manner, and in buildings containing two or less housing units, have and use garbage cans sufficient in number to contain all garbage disposed of by such tenant;

(3) Exterminate insects, rodents and other pests in any building occupied by him and containing only one dwelling units, and in any building containing two or more housing units where his unit is the only unit infested; and comply with reasonable requests of the owner for the prevention or limitation of infestation including granting reasonable access for extermination or preventive measures by such owner;

(4) Exercise reasonable care in the use and operation of electrical and plumbing fixtures and maintain all sanitary facilities, fixtures and equipment in a clean and sanitary condition;

(5) Within a reasonable time, repair all damage to such building caused by the negligent or intentional act of such tenant or the invitees or licensees of such tenant;

(6) Grant reasonable access to the owner of any such building for the purpose of maintenance or repairs by the owner in the performance of any duty imposed on such owner by this code;

(7) Refrain from placing or storing in any such building or on the premises thereof any article, substance or material imminently dangerous to the health, safety, or welfare of any occupant thereof or which may substantially contribute to or cause deterioration of such building. (Ord. 99112 (part); July 31, 1970).

Chapter 27.32

BUILDINGS UNFIT FOR HUMAN HABITATION OR OTHER USE

Sections:

- 27.32.010 Minimum standards.
- 27.32.020 Standards for repair or demolition.
- 27.32.030 Investigation, notice, and hearing.
- 27.32.040 Determination and order of superintendent after hearing.
- 27.32.050 Appeal from order of superintendent.
- 27.32.060 Petition to superior court.
- 27.32.070 Enforcement of final order.
- 27.32.080 Certificate of compliance.
- 27.32.090 Recovery of costs.

27.32.010 Minimum standards. Any building or portion thereof, used, or intended to be used for human habitation, including any dwelling unit, housekeeping room or guest room, or any structure appurtenant to such building, or the premises on which the same is located, in which there exists any of the following listed conditions or combinations thereof to an extent that endangers or is injurious to the health or safety of the occupants thereof, or the occupants of neighboring buildings, or the public is declared to be unfit for human habitation or other use appurtenant thereto.

(a) Structural defects, including, but not limited to the following:

(1) Footings or foundations which are weakened, deteriorated, insecure, or inadequate or of insufficient size to carry imposed loads with safety;

(2) Flooring or floor supports which are defective, deteriorated, or of insufficient size or strength to carry imposed loads with safety;

(3) Members of walls, partitions, or other vertical supports that split, lean, list, buckle, or are of insufficient size or strength to carry imposed loads with safety;

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(4) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, buckle, or are of insufficient size or strength to carry imposed loads with safety;

(5) Fireplaces or chimneys which list, bulge, settle, or are of insufficient size or strength to carry imposed loads with safety.

(b) Defective or inadequate weather protection, including, but not limited to the following:

(1) Crumbling, broken, loose, or falling interior wall or ceiling covering;

(2) Broken or missing doors and windows;

(3) Deteriorated, ineffective, or lack of waterproofing of foundations or floors;

(4) Deteriorated, ineffective, or lack of exterior wall covering, including lack of paint or other approved protective coating;

(5) Deteriorated, ineffective, or lack of roof covering;

(6) Broken, split, decayed or buckled exterior wall or roof covering.

(c) Defective or inadequate sanitation, including, but not limited to:

(1) Lack of, or inadequate number of, water closets, lavatories, bathtubs, showers, or kitchen sinks;

(2) Defective or insanitary plumbing or plumbing fixtures;

(3) Lack of hot and cold running water connections to plumbing fixtures;

(4) Lack of, or inadequate, water heating facilities;

(5) Lack of connection to approved sewage disposal system;

(6) Inadequate drainage;

(7) Dampness of habitable rooms;

(8) Infestation by insects, vermin, rodents or other pests;

(9) General dilapidation, uncleanness, disrepair, or lack of maintenance, including lack of care of premises and failure to provide for storage and removal of garbage and rubbish.

(d) Defective or inadequate light, heat, ventilation or equipment therefore, including, but not limited to:

(1) Lack of, or inadequate, natural light and ventilation;

(2) Lack of, or inadequate, electrical lighting;

(3) Defective, deteriorated or hazardous electrical wiring;

(4) Lack of, or inadequate, defective, hazardous, or improperly operated, ventilating equipment or systems;

(5) Lack of, or defective, hazardous, or improperly operated, heating equipment or systems sufficient to maintain an inside temperature of seventy degrees Fahrenheit when the outside temperature is twenty degrees Fahrenheit.

(e) Inadequate space or overcrowding, including, but not limited to rooms having less than required minimum dimensions.

(f) Defective or inadequate exits, including, but not limited to exits which are unsafe, improperly located, or less than required minimum number or dimensions.

(g) Defects increasing the hazards of fire or accident, including, but not limited to:

(1) Accumulations of junk and debris;

(2) Any building, or portion thereof, or device, apparatus, equipment, waste, vegetation or other material in such condition as to cause a fire or explosion or to provide a ready fuel to augment the spread or intensity of fire or explosion arising from any cause. (Ord. 99112 (part); July 31, 1970).

27.32.020 Standards for repair or demolition. Any building found unfit for human habitation or other use appurtenant thereto shall be ordered repaired or vacated and closed if the degree of structural deterioration of such building in relation to its repaired condition is less than fifty percent or the estimated cost of repairs will not exceed fifty percent of the market value of such repaired building; otherwise such building shall be ordered repaired or demolished. (Ord. 99112 (part); July 31, 1970).

27.32.030 Investigation, notice, and hearing. The superintendent of buildings shall investigate any building which, in his opinion, may be unfit for human habitation or other use appurtenant thereto, and if, after such investigation, he finds that such building is unfit for human habitation or other use appurtenant thereto, he shall cause to be served either by personal service or by certified mail, with return receipt requested, upon all persons having any interest therein, as shown upon the records of the department of records and elections of King County, and shall post in a conspicuous place on such property, a complaint stating in what respects such building is unfit for human habitation or other use appurtenant thereto. If the whereabouts of such persons is unknown and the same cannot be ascertained by the superintendent of buildings in the exercise of reasonable diligence, and the superintendent of buildings shall make affidavit to that effect, then the serving of such complaint upon such persons may be made by publishing the same once each week for two consecutive weeks in a legal newspaper published in the city. Such complaint shall contain a notice that a hearing will be held before the superintendent of buildings, at a time and place therein fixed, not less than ten days or more than thirty days after the serving of such complaint; or in the event of publication of such complaint, not less than fifteen days nor more than thirty days from the date of the first publication; and that all parties in interest shall have the right to file an answer to the complaint, and to appear in person, or otherwise, and to give testimony at the time and place fixed in the complaint. The superintendent of buildings, at any such hearing, shall have the power to administer oaths and affirmations, examine witnesses and receive evidence,

and the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the superintendent of buildings. A copy of such complaint shall be filed with the department of records and elections of King County, and such filing shall have the same effect as provided by law for other lis pendens notices. (Ord. 99112 (part); July 31, 1970).

27.32.040 Determination and order of superintendent after hearing. If, after the hearing provided for in Section 27.32.030 of this code, the superintendent of buildings determines upon the basis of standards set forth in Section 27.32.010 of this code, that such building is unfit for human habitation or other use appurtenant thereto, he shall further determine upon the basis of standards set forth in Section 27.32.020 of this code whether such building should be repaired or vacated and closed, or repaired or demolished, and shall state in writing his findings of fact in support of such determinations, and shall issue and cause to be served upon the owner or party in interest thereof, in the manner provided in Section 27.32.030 of this code, and shall post in a conspicuous place on said property, an order which requires the owner or party in interest within a reasonable time to be specified in such order, to (1) repair, alter or improve such building to render it fit for human habitation or other use appurtenant thereto, or vacate and close such building; or (2) repair, alter or improve such building to render it fit for human habitation or other use appurtenant thereto, or demolish and/or remove such building, whichever course of action is deemed proper on the basis of the standards set in said Section 27.32.020. If no appeal is filed, a copy of such order shall be filed with the department of records and elections of King County. (Ord. 99112 (part); July 31, 1970).

27.32.050 Appeal from order of superintendent. The owner or any party in interest, within thirty days from the date of service and posting of an order issued by the superintendent of buildings under the provisions of Section 27.32.040 of this code, may file a written notice of appeal with the citizens housing board, stating therein in what respects such order is erroneous and the specific grounds upon which such person relies for the reversal or modification of such order, providing such notice shall be accompanied by a receipt of the city treasurer showing payment by the appellant of a fee of ten dollars.

Upon receipt of such notice of appeal the citizens housing board shall issue and cause to be posted and served upon the owner and any party in interest, in the manner provided in Section 27.32.030 of this code, a notice that a hearing will be held before the citizens housing board, at a time and place therein fixed, not less than ten days nor more than thirty days after receipt of such notice of appeal; that all parties in interest shall have the right to appear in person, or otherwise, and to give evidence at the time and place fixed in such notice.

The citizens housing board shall have the power in connection with such appeal to administer oaths and affirmations, examine witnesses, and receive such evidence as may be presented on behalf of any party in interest, or on behalf of the order of the superintendent of buildings, including the records and files of the superintendent of buildings in connection therewith, and based on such evidence shall determine whether such order was erroneous, shall state in writing its findings of fact in support of such determination, and shall issue and cause to be posted and served upon the owner or party in interest, in the manner provided in Section 27.32.030 of this code, its order affirming, reversing or modifying the order of the superintendent of buildings.

All matters submitted to the citizens housing board under this section shall be resolved by said board within sixty days from the date of filing of such appeal, and a transcript of the findings of fact of said board in connection therewith shall be made available to the owner or other party in interest upon demand.

The findings and orders of the citizens housing board in connection with such appeals shall be reported and filed and shall bear the same legal consequences as if issued by the superintendent of buildings and shall be subject to review only in the manner and to the extent provided in Section 27.32.060 of this code. (Ord. 99112 (part); July 31, 1970).

27.32.060 Petition to superior court. Any person affected by an order issued by the citizens housing board pursuant to Section 27.32.050 hereof may, within thirty days after the posting and service of such order, petition to the superior court of King County for an injunction restraining the superintendent of buildings from carrying out the provisions of such order. In all such proceedings the court may affirm, reverse, or modify such order and such trial shall be heard de novo. (Ord. 99112 (part); July 31, 1970).

27.32.070 Enforcement of final order. If the owner or party in interest, following exhaustion of or failure to exercise his rights to appeal, fails to comply with a final order to (1) repair, alter or improve or vacate and close such building; or (2) repair, alter or improve, or demolish and/or remove such buildings, the superintendent of buildings, by such means and with such assistance as may be available to him, is authorized and directed to cause such building to be repaired, altered or improved, or vacated and closed, or demolished and/or removed, and the costs thereof shall be recovered by the city in the manner provided in Section 27.32.090 hereof. (Ord. 99112 (part); July 31, 1970).

27.32.080 Certificate of compliance. As to any such final order, if the superintendent of buildings finds that the repairs, alterations, or improve-

ments required therein have been made in compliance therewith, he shall upon receipt of an application therefor issue to any party upon whom such final order was served a certificate of compliance, certifying that, as of the date of issue such building is in compliance with such final order. Each application for a certificate of compliance shall be accompanied by a receipt of the city treasurer showing payment by the applicant of a fee of ten dollars. (Ord. 99112 (part); July 31, 1970).

27.32.090 Recovery of costs. Unless the amount of the costs of repairs, alterations or improvements, or of vacating and closing, or of demolition and/or removal, by the superintendent of buildings pursuant to Section 27.32.070 hereof is previously paid, such amount shall be assessed against the real property as to which such costs were incurred; Provided, if the building is removed or demolished by the superintendent of buildings, said superintendent of buildings shall, if possible, sell the materials of such building pursuant to competitive bids, and shall credit the proceeds of such sale against the cost of removal or demolition, and if there is any balance remaining, pay the same to the parties entitled thereto, as determined by the superintendent of buildings, after deducting the costs incident thereto.

Upon certification to him by the city treasurer of the assessment amount being due and owing, the county treasurer shall enter the amount of such assessment upon the tax rolls against such real property for the current year and the same shall become part of the general taxes for that year to be collected at the same time and with the same interest (not to exceed six percent) and penalties, and when collected shall be deposited in the general fund of the city and credited to the housing and abatement revolving fund as provided in Section 27.08.040 of this code; Provided, that if the total assessment due and owing exceeds twenty-five dollars, such amount, upon written request of the owner or party in interest, shall be divided into ten equal annual installments, subject to earlier payment at the option of said owner or party in interest. (Ord. 99112 (part); July 31, 1970).

Chapter 27.36

ENFORCEMENT OF MINIMUM STANDARDS

Sections:

- 27.36.010 Investigation and notice of violation.
- 27.36.020 Hearing before superintendent.
- 27.36.030 Certificate of compliance.
- 27.36.040 Emergency order.
- 27.36.050 Civil penalty.

27.36.010 Investigation and notice of violation. The superintendent of buildings shall investigate any building as to which, in his opinion, there may be a failure to comply with the standards and requirements set forth in Chapters 27.16, 27.20, 27.24, 27.28, and 27.30 of this code, and if, after such investigations, he determines that such standards or requirements have not been met, he shall cause to be served, either by personal service or by certified mail, with return receipt requested, upon the owner, tenant, or other person responsible for such condition, and shall post in a conspicuous place on such property, a notice of violation stating separately each violation of such standards or requirements, and further stating what corrective action is necessary to comply with such standards or requirements and setting a reasonable time for such compliance. Demolition and removal of such building within the period of time set for compliance shall constitute compliance with this code. The time set for compliance shall not apply to a building which is vacated and closed to entry, provided it is not re-occupied until the standards and requirements of Chapters 27.16, 27.20, 27.24, 27.28, and 27.30 of this code have been met.

Unless a request for hearing before the superintendent of buildings is made in accordance with Section 27.36.020 hereof, such notice of violation shall become the final order of the superintendent of buildings and a copy thereof shall be filed with the Department of Records and Elections of King County. (Ord. 99112 (part) as amended by Ord. 101978 § 5; March 19, 1973).

27.36.020 Hearing before superintendent. Any person affected by a notice of violation issued by the superintendent of buildings may apply to said superintendent for reconsideration of such notice by filing within ten days after service of such notice, a written request for a hearing before said superintendent. Upon receipt of such written request the superintendent of buildings shall notify the applicant, and any other persons served with a copy of the notice of violation, of the time and place set for such hearing which shall be not less than ten nor more than thirty days from the date of filing such written request. All parties in interest shall have the right to appear in person, or otherwise, and to give evidence at the time and place fixed in such notice. After such hearing, the superintendent of buildings shall sustain, modify or withdraw such notice of violation, based on his findings as to whether there has been compliance with the standards and requirements of Chapters 27.16, 27.20, 27.24, 27.28, and 27.30 of this code, and shall issue and cause to be served, posted and filed in the manner provided in Section 27.36.010 hereof, a final order in accordance with such decision; provided, that in specific cases, the superintendent of buildings may authorize variances from the standards and requirements of Chapters 27.16, 27.20, 27.24, 27.28 and 27.30 if he determines that all of the following conditions or circumstances exist:

- (1) A literal interpretation and strict application of such standards

and requirements would result in an undue or unnecessary hardship and adversely affect the preservation and enjoyment of a substantial property right of the owner or tenant of the subject building; and

(2) Because of special conditions or circumstances applying to the subject building or to the occupancy thereof, such variance will not be materially detrimental or injurious to the safety or welfare of the occupants thereof, or of neighboring property or occupancies, or of the public (Ord. 99112 (part); July 31, 1970).

27.36.030 Certificate of compliance. When the superintendent of buildings shall find that the corrections required by him in a notice of violation have been made and/or that the standards and requirements set forth in Chapters 27.16, 27.20, 27.24, 27.28 and 27.30 of this code have been complied with, he shall upon receipt of an application therefor issue to any party submitting such application, a certificate of compliance, certifying that, as of the date of issue, such building is in compliance with such standards and requirements. Each application for a certificate of compliance shall be accompanied by a receipt of the city treasurer showing payment by the applicant of a fee of ten dollars. (Ord. 99112 (part) as amended by Ord. 13197 § 6; March 19, 1973).

27.36.040 Emergency order. Whenever the superintendent of buildings finds that any building, or portion thereof, used for human habitation, is a menace to the life, safety or health of the occupants thereof, or the public, or is from any cause in such a dangerous and unsafe condition as to constitute an imminent hazard to the extent that persons in or around such building are in serious jeopardy of life or limb, he may without notice or hearing, issue an emergency order directing that said building be, by a time specified in said order, restored to a condition of stability and safety. Said order may also require that such building be vacated within a reasonable time to be specified in the order, and in the case of extreme and immediate danger, said order may specify immediate vacation and no person shall use or occupy such building from and after the date on which the same is required to be vacated, until said building shall be restored to a condition of stability and safety as required by said order. (Ord. 99112 (part); July 31, 1970).

27.36.050 Civil penalty. In addition to any other sanction or remedial procedure which may be available, any person failing to comply with a notice of violation or order issued by the superintendent of buildings, or failing to comply with any other provision of this code specifically made subject to civil penalty, shall be subject to a cumulative civil penalty in the amount of three dollars per day per each housing unit in violation from the date set for compliance until such violation is corrected or such notice of violation or order is complied with.

Such penalty shall be collected by civil action, brought in the name of the city and commenced in the municipal court, and the superintendent of buildings shall notify the corporation counsel in writing of the name of any person subject to such penalty and the amount thereof, and such officer shall, with the assistance of the superintendent of buildings, take appropriate action to collect the same.

The defendant in any such action may show, in mitigation of liability:

(1) That the violation giving rise to such action was caused by the willful act, or neglect or abuse of another; or

(2) That correction of such violation was commenced promptly upon receipt of notice thereof, but that full compliance within the time specified was prevented by inability to obtain necessary materials or labor, inability to gain access to the subject building, or other condition or circumstance beyond the control of defendant, and upon such a showing, the court may remit all or part of the accumulated penalty as justice may require. (Ord. 99112 (part); July 31, 1970).

Chapter 27.40 UNLAWFUL CONDUCT

Sections:

- 27.40.010 Harassing or retaliating against tenant.
- 27.40.020 Harassing or retaliating against owner.
- 27.40.030 Occupying or renting building unfit for habitation or vacated building—Utilities.
- 27.40.040 Removing posted notices.
- 27.40.050 Penalties for violations.

27.40.010 Harassing or retaliating against tenant. It is unlawful for the owner of any building for the purpose of harassing, punishing or retaliating against the tenant thereof to interfere with the peaceable possession of such tenant by:

- (1) Changing or tampering with any lock or locks;
- (2) Removing any door, window, fuse box, or other equipment, fixtures or furniture;
- (3) Requesting or causing any gas, electricity, water or other utility service to be stopped, or evicting, increasing rent, or otherwise imposing, threatening or attempting any punitive measure against such tenant for the reason that such tenant has in good faith reported violations of this code or otherwise exercised or attempted to exercise his legal rights in relation to such building. (Ord. 99112 (part); July 31, 1970).

27.40.020 Harassing or retaliating against owner. It is unlawful for the tenant of any building for the purpose of harassing or retaliating against the owner thereof to interfere with the owner's rights therein by:

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- (1) Changing or tampering with any lock or locks;
- (2) Removing any supplied equipment, fixtures or furniture;
- (3) In any manner wilfully causing to exist in the building any violation of the provisions of this code;
- (4) In any manner wilfully or maliciously damaging or causing damage to the leased premises. (Ord. 99112 (part); July 31, 1970).

27.40.030 Occupying or renting building unfit for habitation or vacated building—Utilities. It is unlawful for anyone to use, occupy, rent, or to cause or suffer or allow another to use or occupy or rent:

(1) Any building found to be unfit for human habitation, from and after the date specified in a final order issued in accordance with Chapter 27.32 of this code for the repair, alteration or improvement, or vacation and closure, removal or demolition of such building, unless and until such building shall be made fit for human habitation in compliance with such order and a certificate of compliance in accordance with Section 27.32.080 is issued therefor; or

(2) Any building vacated in compliance with a notice of violation issued in accordance with Section 27.36.010 hereof unless and until a certificate of compliance in accordance with Section 27.36.030 is issued therefor.

As to any such building, the superintendent of buildings may by written notice directed to the owner thereof and to the superintendent of water, superintendent of lighting, or to the gas utility, request that service to such building of water, electricity, or gas respectively, be terminated or disconnected on or before a date specified therein, and upon receipt of such notice the superintendent of water, superintendent of lighting, or the gas utility, as the case may be, is authorized to terminate or disconnect such service, and to restore such service upon the issuance by the superintendent of buildings of a certificate of compliance in accordance with Section 27.32.080 or Section 27.36.030 of this code, or upon written notification by the superintendent of buildings that water, electricity or gas service is necessary for construction purposes in connection with such building.

It is unlawful for anyone other than the superintendent of water, superintendent of lighting, or gas utility respectively or duly authorized representatives thereof, to restore any water, electricity or gas service so terminated or disconnected. (Ord. 99112 (part); July 31, 1970).

27.40.040 Removing posted notices. It is unlawful for anyone other than the superintendent of buildings to remove any notice, complaint, or order posted in accordance with Chapter 27.32 or Chapter 27.36 of this code. (Ord. 99112 (part); July 31, 1970).

27.40.050 Penalties for violations. Anyone convicted of a violation of any of the provisions of Sections 27.40.010, 27.40.020, 27.40.030 and 27.40.040 shall be punishable by a fine of not more than five hundred dollars or by imprisonment for not more than one hundred eighty days, or both such fine and imprisonment. (Ord. 99112 (part); July 31, 1970).

Chapter 27.44
MISCELLANEOUS

Sections:

27.44.010 Abatement of nuisances.

27.44.010 Abatement of nuisances. In addition to any other remedy provided herein, the city council may by separate ordinance, after notice and public hearing declare any building or structure, or premises, which it finds to be in a condition endangering the public health, safety, morals or welfare, to be a public nuisance; provide for demolition and removal thereof by summary abatement under the direction of a city officer so authorized and designated in such separate ordinance; and if it is necessary for the city to incur any expense in such summary abatement, the city may recover such costs in the manner permitted by law as in other cases where a public nuisance is found to exist and summary abatement is authorized by ordinance. (Ord. 99112 (part); July 31, 1970).