

ORDINANCE No. 112258

COUNCIL BILL No. 104864

Law Department

The City of

AN ORDINANCE relating to downtown rental housing, amending Ordinance 112042 to extend the period of its applicability, and declaring an emergency.

Honorable President:

Your Committee on Ur

to which was referred the within Council report that we have considered the same

Amend to change

Adopt As Amended

COMPTROLLER FILE No. _____

Introduced: APR 15 1985	By: <i>Rice</i>
Referred: APR 15 1985	To: <i>Ur</i>
Referred:	To:
Referred:	To:
Reported: APR 22 1985	Second Reading: APR 22 1985
Third Reading: APR 22 1985	Signed: APR 22 1985
Presented to Mayor: APR 23 1985	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

REC'D CMB APR 23 1985

OK

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

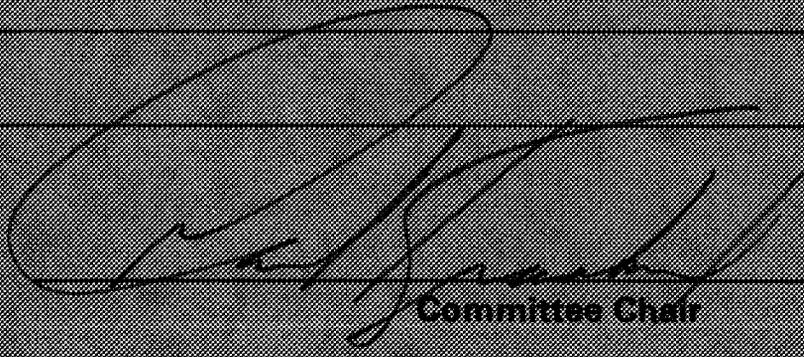
Committee on Urban Redevelopment

as referred the within Council Bill No. 104864

we have considered the same and respectfully recommend that the same:

Amend to change date to July 1, 1985 - 3-0

Adopt as amended 3-0



Committee Chair

JEF:nl/pdk
4-17-85
V:ORD5.1

ORDINANCE 112258

AN ORDINANCE relating to downtown rental housing, amending Ordinance 112042 to extend the period of its applicability, and declaring an emergency.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 4 of Ordinance 112042 is hereby amended to read as follows:

Section 4. Duty To Rent Habitable Low-Income Rental Units.

From the effective date of this ordinance until ((~~May 17, 1985~~)) July 1, 1985, or until the effective date of a final Downtown Housing Maintenance Ordinance, whichever occurs first, owners of buildings to which this ordinance applies shall make a good faith effort to rent all habitable units or units that can feasibly be made habitable. An owner's failure or refusal to make such a good faith effort shall constitute a violation of this ordinance. The duty of owners to make good faith efforts to rent low-income rental units shall cease when the owner receives the permits required to demolish the units or convert them to a different use.

Section 2. The Council hereby finds that the conditions that existed when it enacted a moratorium on the vacation of downtown rental units in Ordinance 112042, continue to exist today. Although the moratorium has prevented the needless abandonment of housing units, applications for demolition of structurally sound housing still threaten an already critical shortage of downtown rental housing. The vacancy rate for habitable low cost housing downtown is negligible and many low

1 income residents are unable to locate rental housing of any
2 kind. Furthermore, the threat that some downtown property
3 owners will attempt to vacate low income housing units while
4 the Council considers permanent controls to preserve and
5 maintain these units continues. By reason of the facts set
6 forth herein, a housing emergency is declared to exist and
7 this ordinance, therefore, shall take effect and be in force
8 immediately upon the approval or signing of the same by the
9 Mayor or passage over his veto, as provided by the Charter
10 of the City.

11 Passed by three-fourths vote of all the members of the
12 City Council the 22nd day of April, 1985,
13 and signed by me in authentication of its passage this 22nd
14 day of April, 1985.

15 Thurmond Rice
16 President of the City Council

17 Approved by me this 2nd day of May, 1985.
18 Charles Royce
19 Mayor

20 Filed by me this 2nd day of May, 1985.

21 ATTEST: Jim Hill
22 City Comptroller and City Clerk
23 by Theresa Dunbar

24 (SEAL)

25 Published _____

Affidavit of Publication

City of Seattle

ORDINANCE 112258

AN ORDINANCE relating to downtown rental housing, amending Ordinance 112042 to extend the period of its applicability, and declaring an emergency.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 4 of Ordinance 112042 is hereby amended to read as follows:

Section 4. DUTY TO RENT HABITABLE LOW-INCOME RENTAL UNITS.

From the effective date of this ordinance until (May 1, 1985) JULY 1, 1985, or until the effective date of a final Downtown Housing Maintenance Ordinance, whichever occurs first, owners of buildings to which this ordinance applies shall make a good faith effort to rent all habitable units or units that can feasibly be made habitable. An owner's failure or refusal to make such a good faith effort shall constitute a violation of this ordinance. The duty of owners to make good faith efforts to rent low-income rental units shall cease when the owner receives the permits required to demolish the units or convert them to a different use.

Section 2. The Council hereby finds that the conditions that existed when it enacted a moratorium on the vacation of downtown rental units in Ordinance 112042, continue to exist today. Although the moratorium has prevented the needless abandonment of housing units, applications for demolition of structurally sound housing still threaten an already critical shortage of downtown rental housing. The vacancy rate for habitable low cost housing downtown is negligible and many low income residents are unable to locate rental housing of any kind. Furthermore, the threat that some downtown property owners will attempt to vacate low income housing units while the Council considers permanent controls to preserve and maintain these units continues. By reason of the facts set forth herein, a housing emergency is declared to exist and this ordinance, therefore, shall take effect and be in force immediately upon the approval or signing of the same by the Mayor or passage over his veto, as provided by the Charter of the City.

Passed by three-fourths vote of all the members of the City Council the 22nd day of April, 1983, and signed by me in authentication of its passage this 22nd day of April, 1985.

NORMAN B. RICE,
President of the City Council.

Approved by me this 2nd day of May, 1985.

CHARLES ROYER,
Mayor.

Filed by me this 2nd day of May, 1985.

ATTEST: TIM HILL,
City Comptroller and City Clerk.

(Seal) By THERESA DUNBAR,
Deputy Clerk.

Publication ordered by TIM HILL,
Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, May 2, 1985.
(C-645)

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a
Ordinance No. 112258

.....
was published on May 6, 1985

.....
Subscribed and sworn to before me on

May 6, 1985

.....
Notary Public for the State of Washington,
residing in Seattle.