



SEATTLE CITY COUNCIL

Legislative Summary

CB 118937

Record No.: CB 118937

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125290

In Control: City Clerk

File Created: 03/03/2017

Final Action: 04/14/2017

Title: AN ORDINANCE relating to the redevelopment of Yesler Terrace by the Housing Authority of the City of Seattle; authorizing the Mayor to execute an amendment to the Yesler Terrace Cooperative Agreement with the Housing Authority of the City of Seattle that was authorized by Ordinance 123961; authorizing the Director of Housing to implement the Cooperative Agreement as amended; and ratifying and confirming certain prior acts.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Ex A – Form of Amendment to Cooperative Agreement v2

Drafter: kelly.gonzalez@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	03/14/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	03/14/2017	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	03/16/2017	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee						
	Notes:						

1	Full Council	03/20/2017	referred	Affordable Housing, Neighborhoods, and Finance Committee	
1	Affordable Housing, Neighborhoods, and Finance Committee	04/05/2017	pass		Pass
	Action Text: The Committee recommends that Full Council pass the Council Bill (CB).				
	In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson				
	Opposed: 0				
1	Full Council	04/10/2017	passed		Pass
	Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:				
	Notes:				
	In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant				
	Opposed: 0				
1	City Clerk	04/12/2017	submitted for Mayor's signature	Mayor	
1	Mayor	04/14/2017	Signed		
1	Mayor	04/14/2017	returned	City Clerk	
1	City Clerk	04/14/2017	attested by City Clerk		
	Action Text: The Ordinance (Ord) was attested by City Clerk.				
	Notes:				

CITY OF SEATTLE

ORDINANCE 125290

COUNCIL BILL 118937

AN ORDINANCE relating to the redevelopment of Yesler Terrace by the Housing Authority of the City of Seattle; authorizing the Mayor to execute an amendment to the Yesler Terrace Cooperative Agreement with the Housing Authority of the City of Seattle that was authorized by Ordinance 123961; authorizing the Director of Housing to implement the Cooperative Agreement as amended; and ratifying and confirming certain prior acts.

WHEREAS, the Housing Authority of the City of Seattle ("SHA") has received a \$30 million grant from the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Initiative to partially fund the redevelopment of the public housing community known as Yesler Terrace in Seattle's First Hill neighborhood into a mixed-income mixed-use community in partnership with public and private entities; and

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

WHEREAS, Office of Housing ("OH") funding is subject to the Housing Funding Policies adopted by Ordinance 124298, which state: "To the extent consistent with the Yesler Terrace Cooperative Agreement, OH may review and approve funding applications separate from the selection process described in subsections A and C of this section for SHA housing developments in Yesler Terrace Phase I and II, up to a maximum of \$7.62 million in City funding"; and

1
2 WHEREAS, the Cooperative Agreement specifies an Office of Housing contribution not to
3 exceed \$2.4 million for a project developed in Phase I and an Office of Housing
4 contribution in 2014 not to exceed \$5.220 million for Phase II, with up to \$1.8 million
5 available in 2014 and up to \$3.42 million available in 2016; and

6 WHEREAS, the Cooperative Agreement specifies city funding would be used to support Phase
7 II replacement housing and 60% of AMI Housing units on block 2 and block 6; and

8 WHEREAS, SHA completed the housing project in Phase I, with the Office of Housing
9 awarding \$2.4 million for 118 units of Replacement Housing and 60% of AMI Housing;
10 and

11 WHEREAS, SHA completed a housing project in Phase II on Block 2, with the Office of
12 Housing awarding \$1.8 million for 83 units of replacement housing and 60% AMI
13 housing; and

14 WHEREAS, SHA completed a housing project, Hoi Mai Gardens, in Phase II on Block 6 with
15 no City funding because the project closed on permanent financing in December of 2015,
16 in advance of Cooperative Agreement authority for Office of Housing funding; and

17 WHEREAS, SHA proposed an alternate housing project, and the Office of Housing concurs that
18 this project is ideal for contribution of the balance of Office of Housing funding
19 authorized in the Cooperative Agreement; and

20 WHEREAS, the proposed project, Red Cedar, is located on Block 8 and the Office of Housing
21 funding contribution would occur in 2017, and therefore the Director of Housing has
22 proposed an amendment to the Cooperative Agreement to authorize funding for the
23 project; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

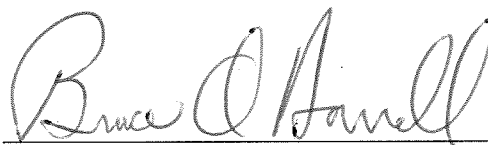
Section 1. The Mayor is authorized to execute, for and on behalf of The City of Seattle, an amendment, substantially in the form attached to this ordinance as Exhibit A, to the Yesler Terrace Cooperative Agreement dated September 21, 2012 ("Cooperative Agreement"), with the Housing Authority of the City of Seattle.

Section 2. The Director of Housing is authorized to implement the terms of the Cooperative Agreement for Phase II funding as amended pursuant to this ordinance.

Section 3. The execution by the Mayor of the Cooperative Agreement and any actions pursuant to the authority of this ordinance after its passage and prior to its effective date are ratified and confirmed.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 10th day of April, 2017,
and signed by me in open session in authentication of its passage this 10th day of
April, 2017.



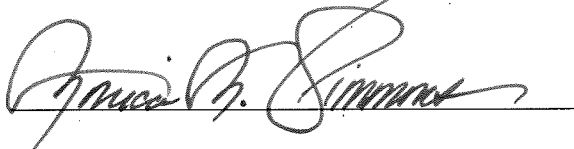
President _____ of the City Council

Approved by me this 16th day of April, 2017.



Edward B. Murray, Mayor

Filed by me this 14th day of April, 2017.



Monica Martinez Simmons, City Clerk

(Seal)

Exhibit:

Exhibit A – Form of Amendment to Cooperative Agreement

Exhibit A: Form of Amendment to Cooperative Agreement

This Amendment amends the Cooperative Agreement dated September 21, 2012 ("Agreement") between the Housing Authority of The City of Seattle ("SHA"), a public body corporate and politic under the laws of the State of Washington, and The City of Seattle ("City"), a Washington municipal corporation.

1. The parties agree that the following Sections of the Agreement are amended by deleting the text struck out below and inserting the text underlined below:

6.2 Phase II Housing Production

SHA will produce or cause to be produced at least 174 units of housing, including:

- 104 units of Replacement Housing
- 70 units of 60% of AMI Housing

The minimum 174 Replacement Housing and 60% of AMI Housing units will be developed by SHA, as follows:

- 36 Replacement Housing units, along with 24 60% of AMI Housing units, will be developed on property owned by SHA in Block 2 adjacent to the Steam Plant.
- 68 Replacement Housing units, along with 46 60% of AMI Housing units, will be developed on property owned by SHA in ~~Block 6~~ Block 8, ~~adjacent to the Neighborhood Park.~~

6.4 City Contribution

6.4.1 Housing

The City will contribute to Phase II for the purposes set forth in this Agreement an amount not to exceed ~~\$5,220,000~~ \$5.22 million for housing development. City funding will be used to support the development of ~~the at least~~ 104 Replacement Housing units and 70 60% of AMI Housing units planned for Block 2 and Block ~~6~~ 8. Up to \$1.8 million will be made available in 2014 and up to \$3.42 million will be made available in 2016~~7~~.

2. Except as expressly set forth above, the Agreement remains in full force and effect.

EXECUTED the dates shown below.

THE CITY OF SEATTLE

By: _____

Date: _____

Print Name and Title

THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE

By: _____

Date: _____

Print Name and Title

STATE OF WASHINGTON -- KING COUNTY

--SS.

349184

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

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.

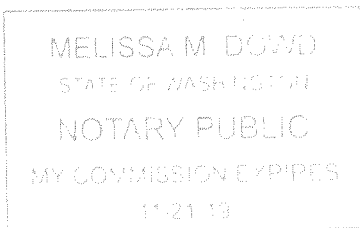
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:128287 -293 TITLE ONLY

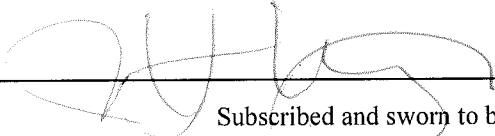
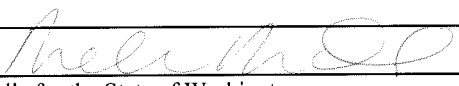
was published on

04/28/17

The amount of the fee charged for the foregoing publication is the sum of \$144.45 which amount has been paid in full.



Affidavit of Publication


Subscribed and sworn to before me on
04/28/2017

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on April 10, 2017, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125287

Council Bill 118753

AN ORDINANCE relating to land use and zoning; amending Sections 25.05.675 and 25.05.800 of the Seattle Municipal Code to clarify and update references to the Comprehensive Plan and restore the categorical exemptions for State Environmental Policy Act review of proposed "infill" development.

Ordinance 125288

Council Bill 118935

AN ORDINANCE relating to Seattle Public Utilities; updating and consolidating provisions relating to Seattle recycling requirements; and amending Sections 21.36.082 and 21.36.083 of the Seattle Municipal Code.

Ordinance 125289

Council Bill 118936

AN ORDINANCE relating to a lease agreement for office space; authorizing the Director of Finance and Administrative Services to enter into a lease agreement with NearSU, LLC, a Washington limited liability company, for office space in the 464 12th Avenue Building to be used as the Central Customer Service Center; and ratifying and confirming certain prior acts.

Ordinance 125290

Council Bill 118937

AN ORDINANCE relating to the redevelopment of Yesler Terrace by the Housing Authority of the City of Seattle; authorizing the Mayor to execute an amendment to the Yesler Terrace Cooperative Agreement with the Housing Authority of the City of Seattle that was authorized by Ordinance 123961; authorizing the Director of Housing to implement the Cooperative Agreement as amended; and ratifying and confirming certain prior acts.

Ordinance 125291

Council Bill 118940

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map (Chapter 23.32 of the Seattle Municipal Code) to rezone certain land in Downtown, South Lake Union and adjacent IC zones; amending Sections 23.41.012, 23.48.220, 23.48.225, 23.48.230, 23.48.232, 23.48.235, 23.48.245, 23.48.250, 23.48.255, 23.49.008, 23.49.011, 23.49.013, 23.49.014, 23.49.019, 23.49.041, 23.49.058, 23.49.156, 23.49.158, 23.49.164, 23.50.020, 23.50.026, 23.50.028, 23.50.033, 23.50.039, 23.50.053, 23.50.055, 23.52.008, 23.58B.040, 23.58B.050, 23.58C.025, 23.58C.030, 23.58C.035, 23.58C.040, 23.58C.050, 23.76.004, 23.76.006, 23.86.007 and 25.05.675 of the Seattle Municipal Code; amending the Downtown Overlay Maps in Chapter 23.49 of the Seattle Municipal Code; and adding new Sections 23.48.223, 23.48.231, 23.48.290, 23.49.007, 23.49.039, 23.50.041, 23.58B.055, and 23.58C.055 to the Seattle Municipal Code to implement Mandatory Housing Affordability requirements in Downtown and South Lake Union.

Ordinance 125292

Council Bill 118942

AN ORDINANCE amending Ordinance 125248 to modify the effective date of certain sections of that ordinance.

Ordinance 125293

Council Bill 118945

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, April 28, 2017.

4/28(349184)