

RESOLUTION No.

29578

A RESOLUTION accepting a replacement housing plan establishing strategies and production targets for replacement housing, and adopting an antidisplacement and relocation assistance plan, for the Holly Park redevelopment project.

*Law Department*

INDEXED

OK

Introduced:

APR 21 1997

By:

CHOW

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Do not Adopt

Full committee

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SMEAD 14 Y5P 17304

Law Department

INDEXED

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6-2-97 Divided Report  
Adopt As Amended  
Do not Adopt

choe, chow, Donaldson,  
Drage, McIver, Reddick

cheng

Full council vote 7-1 cheng



SMEAD 14 YSP 17304

RESOLUTION 29578

A RESOLUTION accepting a replacement housing plan establishing strategies and production targets for replacement housing, and adopting an antidisplacement and relocation assistance plan, for the Holly Park redevelopment project.

WHEREAS, the Holly Park Redevelopment Plan (HOPE VI plan), developed through extensive collaboration including participation of Holly Park residents, the greater Southeast Seattle Community, and the City, envisions and embraces a major community revitalization effort predicated on eliminating an isolated, very large concentration of very low income housing at Holly Park; and

WHEREAS, the Housing Authority of the City of Seattle ("SHA"), in partnership with Holly Park residents, other community representatives, and City staff, is now preparing to construct the first phase of a multi-phased project to redevelop the 102-acre Holly Park distressed public housing site in Southeast Seattle as a mixed-income community; and

WHEREAS, the SHA submitted its HOPE VI plan to the U.S. Department of Housing and Urban Development (HUD) in 1995, including a request for the maximum grant amount of \$50 million, 400 project-based Section 8 rent subsidy certificates, and a \$25 million Development fund request as leverage to produce up to 500 off-site replacement units; and

WHEREAS, HUD approved the HOPE VI plan in 1995 with its original goals for replacement housing, including the 400 project-based section 8 rental-support certificates, and subsequently funded the Plan with \$47.1 million and 250 new tenant-based section 8 rental assistance vouchers, and approved the demolition plan for Holly Park; and

WHEREAS, the 104th Congress of the United States repealed HUD's replacement housing requirements for public housing redevelopment, and eliminated all funding for new public housing development and replacement, and further eliminated the provision of any new project-based Section 8 rental-support certificates, significantly impacting the redevelopment project's budget; and

WHEREAS, the City affirmed, by Resolution 29303 adopted March 11, 1996, its support for the Holly Park redevelopment and established framework principles to guide City decisions, including the principle of pursuing a variety of off-site housing replacement options that reduce the geographic concentration -- and assure no net loss of -- very low income housing stock and units within the City of Seattle; and

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1 WHEREAS, the Holly Park Board of Governors, in collaboration with Holly Park residents,  
2 have approved a plan that would demolish the existing 871 deteriorated public  
3 housing units and construct on site 1200 new units of mixed income housing,  
4 community facilities, parks, open spaces and other public infrastructure; and  
5

6 WHEREAS, the SHA has adopted a phased relocation plan for Holly Park residents in  
7 compliance with the Uniform Relocation Act, assuring that every family currently  
8 living at Holly Park will not be displaced, and will be counseled in their native  
9 language, offered an unprecedented range of relocation options, relocated, and  
10 rehoused at the expense of the SHA; and  
11

12 WHEREAS, the SHA and the Holly Park Board of Governors presented to the City Council  
13 at its Business Meeting of October 28, 1996 and to its Health, Housing, Human  
14 Services, Education and Libraries Committee meeting of November 5, 1996, a  
15 housing replacement plan that would, over the course of an anticipated eight-year  
16 demolition and redevelopment period, pursue a variety of housing replacement  
17 options that reduce the geographic concentration of extremely low income  
18 households; and  
19

20 WHEREAS, the City stated its intent in Ordinance 118039 to make capital contributions to  
21 the redevelopment of Holly Park, and City Council Resolution 29479 adopted  
22 November 12, 1996 affirms the City's intent to contribute funds toward the capital  
23 construction costs of Phase I, totaling Six Million Three Hundred Thousand Dollars  
24 (\$6,300,000), and requires a finance plan to establish the sources of funding; and  
25

26 WHEREAS, in October 1996 HUD issued streamlined regulations specifying the contents of  
27 a Residential Antidisplacement and Relocation Assistance Plan for projects assisted  
28 by local jurisdictions using certain federal housing and community development  
29 funds; and  
30

31 WHEREAS, the City Council's Committee of the Whole held meetings on April 21, May 5,  
32 May 27, and June 2, 1997 to discuss the proposed replacement housing plan; the  
33 Committee of the Whole held a public hearing on May 22, 1997, to hear public  
34 testimony on the proposed replacement housing plan and the proposed  
35 redevelopment of Holly Park; on May 27 and June 2, 1997, the Committee of the  
36 Whole met to consider possible alternatives to the proposed replacement housing  
37 plan; and the Committee of the Whole recommended the full Council accept an  
38 alternative replacement housing plan that would provide one-for-one replacement of  
39 housing units for families with incomes at or below 30% of median income; and  
40

41 WHEREAS, the Council strongly urges SHA to use experienced developers to develop the  
42 home ownership portion of Holly Park; **Now, Therefore,**  
43

44 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE  
45 MAYOR CONCURRING, THAT:  
46

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1           Section 1 The City accepts the Holly Park Replacement Housing Plan attached to  
2 this resolution as Attachment A.

3           Section 2. SHA shall be required to implement the Replacement Housing Plan  
4 consistent with the conditions set forth in this Resolution and the Memorandum of  
5 Agreement ("MOA") between the City and SHA to be adopted by ordinance pursuant to  
6 Resolution 29579.

7           Section 3. Implementation of the Replacement Housing Plan shall include the  
8 following conditions:

- 9       1. SHA shall be responsible for satisfaction of the replacement housing targets for number  
10       of units or rental assistance and related affordability levels as identified in Attachment A.
- 11       2. SHA shall be responsible for meeting annual production targets for each year in Phase I  
12       and overall production targets for Phases II and III as identified in Attachment A. Prior  
13       to approval of City contribution, if any, for funds for Phases II and III, similar annual  
14       production targets shall be established for Phases II and III based on the overall Phase II  
15       and III production targets as identified in Attachment A.
- 16       3. All replacement housing must be provided and remain in use at their required  
17       affordability levels as established in Attachment A for a minimum of forty (40) years  
18       from the date of initial occupancy, subject to review in ten (10) years or if federal  
19       operating subsidies are reduced or withdrawn.
- 20       4. Non-profits shall be the developers, in partnership with SHA, of the 221 off-site units  
21       produced with additional funding and rent subsidies (as identified on Attachment A).  
22       Non-profits may be permitted to use City funds to ensure affordability of the units  
23       serving families with incomes at 50% of median income; however, for Phase I, such  
24       funds shall be limited to no more than \$4 million, any increase above this amount shall  
25       be subject to Council approval. SHA shall be responsible for providing the additional  
26       funds to bring the affordability levels of those units down from 50% of median income  
27       to 30% of median income; no use of additional City funds shall be permitted to bring the  
28       affordability down from 50% of median income to 30% of median income. SHA shall  
29       also be responsible for providing 221 transferable operating subsidies or project-based  
30       Section 8 certificates to bring the affordability of the 221 units down from 30% of

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1 median income to 0-30% of median income, subject to final HUD approval. The MOA  
2 shall establish the appropriate funding mechanism for these units.

- 3 5. SHA may be the developer of the 62 additional units on- or off- site (as identified on  
4 Attachment A); however, SHA shall not be allowed to use City funds for the production  
5 of those units. If another developer is selected to produce some or all of those units, the  
6 same restrictions on City funds sources shall apply.

7 Section 4. The City affirms the objectives of the Replacement Housing Plan to  
8 provide housing options including stock and units for very low income households in other  
9 geographic areas of the city and to reduce the geographic concentration of very low income  
10 rental housing at Holly Park as significant to the revitalization of Southeast Seattle. The  
11 City further offers its help to the SHA in seeking HUD approval necessary to enable the plan  
12 to address Seattle objectives, with specific emphasis on securing new project-based Section  
13 8 certificates in exchange for existing transferable operating subsidies.

14 Section 5. The City further acknowledges the challenges the SHA faces as a result of  
15 curtailed federal funding for public housing development, and encourages the SHA to  
16 aggressively pursue additional funds and development of new partnerships to maximize the  
17 leveraging resources for Holly Park replacement housing. The City also strongly encourages  
18 SHA to seek non-housing funds from the state, particularly from community and economic  
19 development fund sources, in lieu of some or all of the state funds SHA has requested from  
20 housing-related fund sources.

21 Section 6. The Executive is directed to explore further opportunities for Holly Park  
22 replacement housing partnerships, including but not limited to the strategies described in the  
23 Replacement Housing Plan.

24 Section 7. This Resolution is specifically directed to the unique housing resources  
25 and community revitalization circumstances of the Holly Park Redevelopment, and does not  
26 intend to represent citywide replacement housing policy.

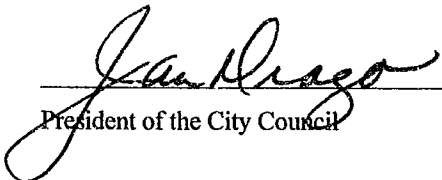
27 Section 8. SHA shall also implement the Holly Park Replacement Housing Plan  
28 consistent with the City's Residential Antidisplacement and Relocation Assistance Plan  
29 ("RARAP") for Holly Park as set forth below and adopted herein. The City's RARAP for  
30 Holly Park is as follows:

1 (1) The SHA shall take reasonable steps to minimize displacement of families and  
2 individuals from their homes and neighborhoods as more fully set forth in its adopted  
3 relocation plan as approved by HUD and attached to this Resolution as Attachment B, with  
4 any modifications hereafter approved by HUD;

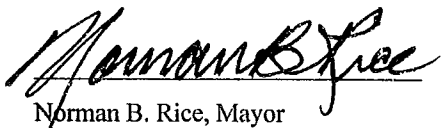
5 (2) the SHA shall provide relocation assistance in accordance with 24 CFR §  
6 42.350; and

7 (3) the SHA shall provide replacement housing in accordance with the terms of this  
8 Resolution and Attachment A but in any event in compliance with 24 CFR § 42.375.

9  
10 Adopted by the City Council the 2 day of June, 1997, and signed by  
11 me in open session in authentication of its adoption this 2 day of June,  
12 1997.

13  
14   
15 President of the City Council

16  
17 THE MAYOR CONCURRING:

18  
19   
20 Norman B. Rice, Mayor

21  
22 Filed by me this 9 day of June, 1997.

23   
24 City Clerk

25  
26 (Seal)

27  
28 Attachments:

- 29 A. Holly Park Replacement Housing Plan  
30 B. Holly Park Relocation Plan  
31  
32

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# HOLLY PARK REPLACEMENT HOUSING PLAN

	Replacement Unit Production Targets								Developer	Affordability
	All Phases	Phase I					Phase II	Phase III		
		1997	1998	1999	2000	Sub-Total	1999-2002	2001-2003		
<b>(Demolition)</b>	<b>(871)</b>	<b>(392)</b>				<b>(392*)</b>	<b>(176)</b>	<b>(303)</b>		
<b>Replacement Units</b>										
<b>On-Site Units</b>	<b>450</b>									
• Public housing rental units	400	--	88	89	--	177	123	100	SHA	400 @ 0-30% of MI
• Assisted living units for frail elderly	50	--	--	--	--	--	50	0	SHA	50 @ 30% of MI
<b>Off-Site Units</b>	<b>138</b>									
• New scattered site units	40	21	--	19	--	40	--	--	SHA	40 @ 0-30% of MI
• Bond-financed units in mixed-income projects	98	--	--	--	20	20	30	48	SHA	98 @ 30% of MI
<b>Off-Site "Units" with Additional Funding and Rent Subsidies</b>	<b>221</b>									
• In "exchange" for 221 of the tax credit units built on-site, which are available at up to 55% of MI. Additional funding (cost savings and Federal Home Loan Bank grant funds) enables write down of mortgages, bringing affordability of units built by non-profits from 50% of MI to 30% of MI. Combination of transferred operating subsidies and potential project-based Section 8 certificates then bring affordability of units from 30% of MI to 0-30% of MI.		--	--	40	40	80	70	71	SHA with Non-profits	221 @ 0-30% of MI
<b>Additional Units On- or Off-Site</b>	<b>62</b>									
• On-site or scattered site to be built within project budget, via cost savings and/or production efficiencies		--	--	--	--	--	31	31	SHA	62 @ 30% of MI
<b>TOTAL, Replacement Units for Public Housing Families</b>	<b>871</b>	<b>21</b>	<b>88</b>	<b>148</b>	<b>60</b>	<b>317</b>	<b>304</b>	<b>250</b>		<b>661 @ 0-30% of MI</b>
<b>Net Change</b>	<b>0</b>					<b>(75)</b>	<b>54</b>	<b>0</b>		<b>210 @ 30% of MI</b>

(continued on next page)

**HOLLY PARK REPLACEMENT HOUSING PLAN (Continued)**

	Replacement Unit Production Targets								Developer	Affordability
	All Phases	Phase I					Phase II	Phase III		
		1997	1998	1999	2000	Sub-Total	1999-2002	2003-2003		
<b>Additional Units On-Site:</b>										
• Low-income/tax credit units	284	--	56	56	--	112	111	61	SHA	up to 55% MI
• Affordable home ownership units	100	--	5	16	16	37	43	20	SHA	50-80% of MI
• Market rate rental units	16	--	8	8	--	16	--	--	SHA	market rate
• Market rate assisted living units	50	--	--	--	--	--	50	--	SHA	market rate
• Market rate home ownership	300	--	30	40	42	112	127	21	SHA	market rate
<b>Additional Rental Support or Off-Site Units:</b>										
• Tenant-Based Section 8 vouchers	250	250	--	--	--	250	--	--	SHA	0-30% of MI
• Rehabilitated off-line units	122	--	60	62	--	122	--	--	SHA	0-30% of MI

\* Phase I has a total of 414 units, however, 22 of those units had been dedicated to agency use and therefore not counted as housing units.

# HOLLY PARK REDEVELOPMENT

## A PLAN FOR RELOCATION POLICIES AND PROCEDURES

FINAL

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Epp Associates  
August 9, 1996 (revised)

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## **1. WHY ARE RELOCATION POLICIES AND PROCEDURES NEEDED?**

The purpose of this plan is to establish the policies and procedures for vacating and reoccupying Holly Park during its redevelopment program. The intention of this plan is to facilitate construction and redevelopment while minimizing the impact the relocation process will have on the residents of Holly Park.

The Holly Park Plan calls for the demolition of all existing Holly Park units and the new construction of 1,200 mixed income units: 400 units for very low income household (below 50% area median income); 400 units for low income families (between 50-80% area median income); and 400 market rate units. The reconstruction of Holly Park will occur in several phases to accommodate as many residents as possible on-site throughout the multi-year effort. A detailed financing plan and the construction schedule are in process; they will provide the specifics necessary for implementation. As outlined in the original plan, the Relocation Plan addresses the following goals: (1) establish a selection process for rehousing which is fair and equitable; (2) minimize the inconvenience to residents; (3) maximize the range of housing options for both temporary and permanent relocation; and (4) develop a rehousing strategy which facilitates a geographic mix of residents by income level.

The Holly Park Relocation Plan details the policies and procedures for all Holly Park households who must move either permanently or temporarily to accommodate the redevelopment program. At some point all Holly Park households must move. For many households, this will mean one move permanently to another apartment located away from Holly Park. For other households, this will likely mean two moves either to another Holly Park apartment or away from Holly Park while their new apartment is being constructed.

Holly Park households will have many important choices and opportunities resulting from the upcoming redevelopment. This Relocation Plan adopted by the SHA, the Holly Park Community Council, and the Holly Park Board of Governors will ensure that all households are provided with the same information and afforded the same opportunities.

## **2. WHO IS ELIGIBLE FOR RELOCATION BENEFITS AND ASSISTANCE?**

Households living at Holly Park as of May 31, 1996 are eligible for relocation benefits and assistance as long as their tenancy remains in effect. Those households who moved into Holly Park after June 1, 1996 (who received a notification letter of "Non-Eligibility for Relocation Benefits") will be transferred to other SHA developments, but will receive no other relocation benefits (e.g. moving costs) or assistance. Households whose tenancies are terminated by SHA for good cause or leave Holly Park by their own choice will not be eligible for relocation services or benefits.

Each eligible Holly Park household is entitled to only one relocation benefit. If two or more occupants living together want to move to separate apartments, the out-of-pocket payment portion of the benefit (i.e. moving and utility connection costs) may be prorated. However, in all instances, households which decide to separate will not be eligible for two replacement housing benefits (i.e. units, Section 8 vouchers, etc.).

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For purposes of relocation benefits, Holly Park households will be classified as either "displaced", "temporarily relocated", or "not eligible". The definition and benefits for each of these classifications are different and are outlined in the chart on the next page.

#### WHO WILL BE ELIGIBLE TO OBTAIN A NEW HOLLY PARK UNIT?

Approximately 400 apartments at the new Holly Park are targeted as rental opportunities for very low income households. Early projections from an ongoing relocation survey suggests that as many as 450 to 500 households would like to return to the new Holly Park community. Therefore, it will not be possible at this time to give a rehousing guarantee to all households who want to obtain a new Holly Park unit once construction is complete. The SHA will only give such a guarantee to equal the number of available low income rental units as identified by the process defined below.

##### 3.1 Threshold Requirements - "Household in Good Standing" and New Lease

Only those households in "good standing" as defined below and who agree to the new lease requirements - to be developed by SHA and the Holly Park Community Council and approved by the Board of Governors, will be eligible to possibly obtain a new Holly Park unit.

A household in good standing is one which:

- (a) Has not had substantiated complaints regarding behavior of household members within the past two years;
- (b) Has a satisfactory record of maintaining the unit and grounds for the past two years; and
- (c) Has not had any rent delinquencies for the past two year, unless they have entered into a repayment agreement that is being adhered to.

Households which are not currently in good standing, do not remain in good standing or will not agree to the new lease terms will not be eligible for placement in a new Holly Park apartment.

##### 3.2 Selection Process

If more households apply to return to Holly Park than there are available low income apartments at the new Holly Park, the SHA will implement a selection process utilizing priority categories and a lottery to identify households which will receive a rehousing guarantee.

The specific priority categories to be utilized are as follows:

- Households which have a head of household who is 55 years of age or older.
- Households which have a household member who is disabled.
- Households which have a household member who is employed on-site in a position that requires on-site residency.
- Households which are participating or will participate in a formal homeownership program.
- Households which have a household member who is an elected official of the Holly Park Community Council Executive Board.

# **HOLLY PARK REDEVELOPMENT: HOUSEHOLD CLASSIFICATION FOR RELOCATION ASSISTANCE**

	Displaced Households	Temporarily Relocated Households	Non Eligible Households
<b>Definition</b>	A household who lived at Holly Park as of May 31, 1996, but will move permanently from Holly Park as a result of the redevelopment program. These households will <u>not</u> return to the new Holly Park community once construction is completed.	A household who lived at Holly Park as of May 31, 1996 and will live at the new Holly Park community once the redevelopment program is completed. This includes households that remain on site or are temporarily relocated off-site but who return to the new Holly Park.	A household who moved into Holly Park after May 31, 1996. These households will need to move permanently from Holly Park as a result of the redevelopment program.
<b>Moving Benefits</b>	Households will have the option of utilizing the resident relocation moving business, or accepting a fixed lump sum moving payment provided by the HUD schedule. Households will also be reimbursed for utility connection costs incurred as a result of a move. If households elect to use the resident relocation moving business, they will be entitled to a dislocation allowance of \$50.	SHIA will contract with a resident business to provide moving services for all households being temporarily relocated. Additionally, SHIA will reimburse households for utility connection costs incurred as a result of the move. Households will also receive a \$50 dislocation allowance.	None. Residents will <u>not</u> receive assistance with moving costs, payments for utility connections, or a \$50 dislocation allowance.
<b>Housing Benefit</b>	Households who will be moving permanently can specify a preference for relocation to decent, safe and affordable housing either in the Section 8 program, at another SHIA housing community, or other assisted housing development. If using Section 8, households will be given a range of housing options. If choosing SHIA housing, households will be given the opportunity to specify and rank at least two preferences.	Temporary assignment to decent, safe, and affordable housing at either Holly Park or another SHIA community, or if resources are available, through the Section 8 program. Households who fall into one or more priority categories will be given priority for remaining on site at Holly Park. Households assigned to another SHIA community or to the Section 8 program will be unable to specify a location preference.	Households will be permanently transferred to decent, safe and affordable housing at another SHIA community, but will be unable to specify a preference for a development.
<b>Notification</b>	A formal notice informing households of their need to move from Holly Park will be provided at least 90 days before a move is required. Additionally, households will receive a 30 day notice prior to the specific date of their move.	Households will receive no less than a 14 day notice prior to a move date, and preferably a 30 day notice.	Upon move-in, a household received a notice of non-eligibility for relocation benefits. Households will also receive a 30 day notice prior to the specific date that they will need to vacate their Holly Park apartment.

After all the households qualifying for priority status are identified, the remaining households interested in a new Holly Park apartment will be rank ordered by a lottery (see Section 6, How Will Resources Be Allocated If There Is Not Enough). Depending upon a household's ranking, it may or may not receive a rehousing guarantee. SHA will only give such a guarantee equal to the number of available low income rental apartments at the new Holly Park.

Any household which does not receive a rehousing guarantee will be placed at the top of a new Holly Park waiting list in the order of their selected lottery number. However, to accommodate the redevelopment program these households will need to move away from Holly Park, and will not be able to return until they are offered placement through the Holly Park waiting list. For relocation purposes these household's classification will be changed from "temporarily relocated households" to "displaced households", and will generally be entitled to the relocation options and benefits for a "displaced household". If these households prefer the Section 8 program, they will be added to the Section 8 list in the order of their selected lottery number, but after those households which initially selected Section 8. If they prefer SHA housing, they can specify a preference for a particular development as other displaced households.

### 3.3 Selecting Location of New Holly Park Apartment

At this time, households will not be given any choice in selecting the location (i.e. the part of site) of their new Holly Park apartment. However, the SHA will explore the possibility of providing choice at a later date.

### 4. WHAT HOUSING RELOCATION RESOURCES WILL BE AVAILABLE?

As part of Holly Park's redevelopment, every household will need to move at least once and possibly twice. Many households will want to move permanently from Holly Park, and will not want or be able to return to Holly Park once construction is completed. Other households (approximately 400) will remain at Holly Park or temporarily move off-site while waiting for their new Holly Park apartment.

The SHA has identified five types of housing resources for use either permanently or temporarily by Holly Park households during the relocation program. These resources are as follows:

- Section 8 vouchers
- Other SHA communities
- Other assisted housing opportunities
- New Holly Park - rental opportunities
- New Holly Park - homeownership opportunities

A household's access to a specific housing resource will depend upon whether it is eligible for relocation assistance as well as whether it wants to permanently move from Holly Park or wants to move into the new Holly Park community. The chart below summarizes what resources and choices are available within the three relocation classifications.

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**Available Housing Resources and Choices  
By Household Classification**

	Displaced Households	Temporarily Relocated Households	Non Eligible Households
Type of Move	Permanent Will not return to the new Holly Park	Temporary Will get an apartment at the new Holly Park	Permanent Will not return to the new Holly Park
Housing Resources Available	Has potential access to all housing resources except Holly Park.	Has access to another SHA community, potentially remaining at Holly Park, or Section 8 voucher (if resources are available).	Has access only to another SHA community.
Type of Choice Available	Households utilizing a Section 8 voucher or other assisted housing will be given a list of a range of housing options.  Households selecting SHA housing will receive an offer of a unit at their preferred SHA community, to the greatest extent feasible and possible. If needed, a household may receive second and possibly third offers, but it will not necessarily be at their preferred community.	Households meeting priorities identified in Section 3.2 will be given priority for on-site temporary relocation, to the maximum extent feasible. All remaining temporary placements on-site will be based upon the demands of construction schedule and phasing.  Households being housed temporarily at another SHA community or through the Section 8 program will not be able to state a preference for any specific unit or development.	Households will be offered a unit at another SHA development but will be unable to state a preference for any specific community.

More specific information on each type of housing resource is provided below.

**4.1 Section 8 Vouchers**

Section 8 vouchers will be utilized by displaced households for permanent replacement housing. If the number of households requesting Section 8 exceeds the 250 allocated vouchers for the Holly Park Redevelopment effort, and if SHA does not commit additional Section 8 resources, a selection process will be implemented as described in Section 6, **How Will Resources Be Allocated If There Is Not Enough**. (Note: If adequate Section 8 vouchers are available to meet the needs of residents choosing permanent displacement, any remaining Section 8 vouchers may be utilized for temporary relocation purposes.)

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If after being given a Section 8 voucher and notice of comparable unit, a household fails to lease an apartment through the Section 8 program in a reasonable time period, the household will be transferred to another SHA development. Reasonable time period is defined by the current Section 8 program as 60 days for the initial time period, with two 30 day extensions possible. If residents are unable to find an apartment within this 120 day maximum time frame, they will be assigned an SHA unit for permanent rehousing (they will not be able to specify a preference for a certain development).

#### 4.2 Other SHA Housing Communities

Relocation to an apartment at another SHA housing community will be available as a relocation resource for both permanent and temporary moves as follows:

*Permanent Moves for Displaced Households:* Those households who want to move permanently away from Holly Park will specify a ranked preference for relocation at a minimum of two SHA communities. Households will receive an offer of an apartment at their most preferred community, to the greatest extent feasible and possible. If for some reason a household declines this first offer, a second and possibly third offer of a replacement apartment will be made, but they will not necessarily be at the household's most preferred community. If after the last offer, a household still declines the apartment, it will no longer have a right to replacement housing. It will now be the household's responsibility to find its own housing as it will be deemed to have voluntarily given up its housing. The household must still move from its Holly Park unit.

*Permanent Moves for Non-Eligible Households:* The small number of households in this classification will only be eligible to receive one offer of an apartment at another SHA community. Additionally, given the tight constraints on SHA housing resources due to the Holly Park relocation program, these households will be unable to specify a preference for any specific community.

*Temporarily Relocated Households:* Households will be offered a suitable temporary apartment at another SHA community, but will not have any choice of which community or apartment.

#### 4.3 Other Assisted Housing

Relocation to an apartment in assisted housing other than SHA will be available as a permanent replacement housing resource only. SHA will contact other PHAs in the area regarding the availability of units for Holly Park-relocatees. SHA will also provide listings of other assisted housing in the Seattle area.

#### 4.4 New Holly Park - Rental Opportunities

Not every household which wants to, or will, return to the new Holly Park community can be accommodated on-site during the reconstruction period. Some families will have to move off-site temporarily. Those households which hold priorities under Section 3.2, Who Will Be Eligible to Obtain A New Holly Park Unit - Selection Process) will be given priority for on-site temporary relocation, to the extent feasible. All remaining temporary placements on-site will be based upon the demands of the construction scheduling and phasing.

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#### 4.5 New Holly Park Homeownership Opportunities

Holly Park households eligible for relocation assistance will be given an initial preference for homeownership units on-site. Households interested in this option and eligible for homeownership can receive a one time lump sum payment of \$5,250 as a relocation benefit for use as a downpayment on a home at Holly Park or another location.

Households of Ranier Vista and High Point, which currently have HOPE VI planning grants, will be given second preference for homeownership at Holly Park. Households at other SHA developments will be given third preference for homeownership; however, they will not be eligible for the lump sum payment of \$5,250.

#### 4.6 How Households Select Relocation Housing

A first step in the relocation program will be for households to select the type of move and relocation housing they prefer. Given the importance of this selection, the SHA and Holly Park Community Council have developed an information program to provide all Holly Park households with the knowledge and understanding necessary to make a fully informed decision. Households are strongly advised to fully utilize the information program and to carefully and thoroughly consider all relocation options before making a selection. While it may be possible to later change the selection, households will not be eligible for the same benefits as what will initially be available.

A description of the information program and the process for selecting a preference for relocation housing is described below.

#### 5.1 Relocation Resource Information Sheets/Flyers

As described in Section 4, What Housing Relocation Resources Will Be Available, the relocation program will utilize a number of different housing resources to meet the relocation needs of Holly Park households. To ensure that residents understand the relocation program and the potential choices available to them, the SHA and the Holly Park Community Council will develop one page informational flyers for each relocation resource including: Section 8 voucher program, other SHA developments, homeownership, other assisted housing, and returning to a new Holly Park. These flyers will be translated into the primary languages spoken at Holly Park and distributed to all households.

#### 5.2 Relocation Resource Informational Meetings

SHA and the Holly Park Community Council will schedule a series of informational meetings around each relocation option so that those residents interested in receiving more information or asking specific questions about Section 8, homeownership, etc. will be able to do so.

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### 5.3 Selecting a Relocation Option

After the Relocation Informational meetings, each household will meet privately with a Relocation Counselor to make a binding relocation election. The Relocation Counselor will again outline the entire relocation process, and review with the household the resources and choices available for relocation. Detailed specifics on all relocation options will be provided, including the Section 8 program and homeownership opportunities at the new Holly Park. Specifics on how and when moving will occur and what expenses SHA will cover will also be covered. Each resident will receive a Relocation Workbook which will include a summary of their rights and responsibilities (a copy of the latter is provided in Appendix 1).

At this meeting, the household and the SHA will sign a binding agreement which will document:

- (a) The household's eligibility for relocation assistance (i.e. housing classification).
- (b) The household's decision to either permanently or temporarily relocate, the specific replacement housing resource desired and eligibility for any priority designation.
- (c) The appropriate apartment size for the household based upon SHA's occupancy standards.
- (d) Any special health considerations for moving assistance, apartment size, or type of apartment.

Along with the agreements, the SHA will provide the household with either a "Notice of Eligibility for Relocation Benefits" or a "Notice of Non-Displacement" as applicable.

### 5.4 Changing A Relocation Option

Households are strongly advised to carefully and thoroughly consider all relocation options before making a selection. While it may be possible to later change the selection, households will not be eligible for the same benefits as initially available as follows:

- (a) Any household which had originally chosen new Holly Park as its first selection and remains at Holly Park during construction, but later decides to move from Holly Park will not be eligible for replacement housing. It will be the household's responsibility to find its own replacement housing since it will be giving up its housing voluntarily. This household will be eligible for receiving moving costs for one move. If the resident has already been moved once on site to accommodate phasing needs, their permanent move off-site will not be paid for. However, if they received no moving costs prior to changing their mind and moving off-site permanently, their move at this time would be paid for.
- (b) Any household which had originally chosen new Holly Park as its first selection and moves temporarily to another SHA housing community or a Section 8 apartment, but later decides not to return to Holly Park, will not be required to vacate its replacement housing. These households can continue to reside in such apartments, assuming continuing compliance with

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all lease terms and program requirements. These households will not be eligible for any further relocation benefits.

- (c) Any household which originally elected to take permanent off-site replacement housing, and later decides they would like to return, will be given priority on the new Holly Park waiting list if they notify the SHA within six months of the completion of Phase 1. Upon receipt of such notice, a household will be placed on the waiting list as of that date. Households which notify the SHA after six months of the completion of Phase 1 will not be eligible for priority status on the new Holly Park waiting list. In all instances, the SHA will not be responsible for any costs associated with a household's return to new Holly Park.

#### **6. HOW WILL RESOURCES BE ALLOCATED IF THERE IS NOT ENOUGH?**

It is possible that there may be more demand for Section 8 vouchers and new Holly Park apartments than there will be available vouchers and apartments. If either of these events occur, the following selection processes will be utilized:

##### **6.1 Section 8 Vouchers**

A selection process will be utilized if the number of families requesting Section 8 vouchers exceeds the 250 allocated for the Holly Park Redevelopment Program and if the SHA does not commit additional Section 8 resources. Those households currently on SHA's Section 8 waiting list will receive first priority for vouchers. All others will be subject to a lottery to determine the order in which households will access Section 8 vouchers. This random lottery will be conducted at a regularly scheduled meeting of the Holly Park Community Council. Households will receive a written notification informing them of their order on the list, and whether or not it is likely that they will receive a Section 8 voucher.

##### **6.2 Holly Park Rehousing Guarantee**

A selection process will be utilized if the number of households wanting to return to the new Holly Park exceeds the number of new apartments targeted as rental opportunities for low income households. Those households who meet one or more of the priority categories detailed in Section 3.2, Who Is Eligible to Obtain a New Holly Park Apartment - Selection Process, will receive a guarantee of rehousing. All others will be subject to a lottery to identify the additional households which will receive a guarantee of rehousing. Similar to the process for Section 8 vouchers, a random lottery will be conducted at a regularly scheduled meeting of the Holly Park Community Council to rank the remaining households. Households will then receive a written notification informing them of their order on the list, and whether or not they will receive a Holly Park rehousing guarantee.

#### **7. HOW AND WHEN WILL MOVING HAPPEN AND WHO WILL PAY?**

All households must move all of their belongings from their current apartments, or subsequent apartments if the initial move is a temporary one. Each

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household will be responsible for packing all belongings and preparing furniture for moving. The SHA will make special arrangements to pack, unpack, and move elderly residents and residents with disabilities. The SHA will provide boxes and other moving supplies to all eligible households at least two weeks in advance of a household's moving date. Households are encouraged to return boxes which are in good condition to the SHA or the resident moving business so that they may be recycled for potential use by others.

#### 7.1 Notification Requirements

All households will receive either a "Notice of Eligibility for Relocation Benefit" or a "Notice of Non-Displacement." Households moving permanently will receive a "90 day notice" in advance of their move specifying the relocation housing they will be offered. They will also receive a 30 day notice (which can run within the 90 day notice) prior to the specific date of their move. All households who are moving temporarily will receive a notice preferably 30 days prior to move date, but no less than 14 days. A household may choose to waive the time requirements of such notices if they so desire.

#### 7.2 Potential Moving Schedule

Households moving permanently from Holly Park will move before the first phase of construction starts at Holly Park which is presently scheduled to begin in July 1997. The exact timing of the move will depend upon the type of replacement housing the household will be receiving, but could occur well before July 1997. In all instances, a household will be entitled to both 90 day and 30 day (which can run within the 90 day period) notices in advance of its move specifying the relocation housing it will be offered, though a household may choose to waive the time requirements if it prefers.

A tentative schedule for the Holly Park redevelopment effort is provided in Appendix 2. This schedule will be updated as detailed information becomes available.

Throughout the relocation program, households will not be required to move during the fourth week in November, or during times when a household is otherwise celebrating a culturally or religiously significant event, such as Christmas. Residents, at the time of their individual counseling and selection of their preferred replacement housing option, will be able to specify (in their Relocation/Rehousing Agreement) any dates related to significant cultural or religious events when moving should not be scheduled.

#### 7.3 Being Ready for the Move

Households must be fully packed and ready to move on their specified day. If a household is not ready to move on its specified day, it will be charged a \$50.00 not ready fee as an incentive to be ready as well as to cover the moving company's cost. The moving date will then be rescheduled to occur within 48 hours of the original move date. If the household is still not ready on the rescheduled date, the movers will be instructed to assist the household in packing so the move can take place that day. The cost of this packing assistance will be charged to the household.

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Any scheduled move which must be postponed due to illness, must be reported 48 hours prior to the scheduled moving date to avoid the \$50.00 penalty charge.

Households must also notify the Post Office, Social Security, Welfare, and other agencies, individuals, companies, etc. of their change of address.

#### 7.4 Moving Costs and Payment

**Moving Services:** Holly Park households which lived at the development as of May 31, 1996 will not incur any costs associated with moving their belongings to their permanent or temporary replacement apartment as outlined in this Relocation Plan. The SHA will contract with a Holly Park resident business to provide moving services for these households who are moving temporarily. For eligible households which are moving permanently, they will have the option of utilizing the resident relocation moving business or accepting the fixed lump sum moving payment as specified in the HUD schedule.

Households which moved into Holly Park after May 31, 1996 are not eligible for any payments for moving costs.

**Utility Reconnection Expenses:** Similarly, Holly Park households which lived at the development on May 31, 1996 will be reimbursed for the actual costs associated with transferring existing telephone and cable services. However, the SHA will not cover the cost of telephone, cable, electricity or other utility bill arrearages. Households also will be responsible for notifying the telephone, cable, electric, and other utility companies of the need for a transfer. The SHA will reimburse residents for the actual transfer cost upon presentation of an itemized bill from the utility company.

Households which moved into Holly Park after May 31, 1996 are not eligible for any payments for transferring utility services.

**Dislocation Allowance:** Households, who are eligible for moving benefits, and who elect to utilize the resident moving business, will receive a \$50 dislocation allowance.

#### 8. WHAT HAPPENS TO THE SHA LEASE AND ALL THESE MOVES?

Throughout the redevelopment program, the SHA will continue to enforce all provisions of its lease with every household remaining in SHA housing either at Holly Park or another of its housing communities.

#### 9. WHAT HAPPENS IF THERE IS A PROBLEM OR COMPLAINT?

Any Holly Park household which has an individual complaint with respect to the implementation of these relocation policies and procedures may file a written grievance stating the grounds of their complaint. The SHA will fully review the complaint, and seek to resolve it. The SHA will provide a written response to the complaint detailing its findings and any proposed resolution. If the household is not satisfied with this resolution, it may submit the claim through a special panel set up for this purpose exclusively to expedite

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grievance resolution. This panel will include one SHA HOPE VI person, one at large representative, and one resident from another SHA development. All households who are, or claim to be, permanently displaced, may seek further review of the panel's decision, under the terms of the Uniform Relocation Act, at the HUD Regional Office or in court.

**10. WHEN DOES THIS PLAN TAKE EFFECT?**

This Plan for Relocation Policies and Procedures will be effective only with the approval of the Holly Park Community Council, the Holly Park Board of Governors, and the SHA Board of Commissioners.

Effective this \_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
for the Holly Park Community Council

\_\_\_\_\_  
for the Seattle Housing Authority

\_\_\_\_\_  
for the Holly Park Board of Governors

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## APPENDIX 1

# THE MOVING PROCESS

## KNOW YOUR RIGHTS AND RESPONSIBILITIES

Dear Holly Park Resident:

The upcoming redevelopment planned for Holly Park requires that you and your neighbors must move. You will have many important choices and opportunities resulting from the redevelopment program. You should carefully and thoroughly consider all your relocation options before making a selection. Once you make a selection, you must pack all your belongings, and move either permanently or temporarily from your Holly Park apartment. It is important that you know your rights and responsibilities.

### Your Rights

1. To have the SHA provide you with a choice of relocation assistance and benefits which will provide you with decent, safe and affordable housing as you move from Holly Park or to another Holly Park apartment. The attached chart details available housing resources and choices with the three household classifications.
2. To have the SHA cover all eligible moving-related expenses associated with the relocation including actual moving cost and utility reconnections, and to provide moving assistance to those in need.
3. To have the SHA or its agent provide moving boxes and related packing materials as needed.
4. To have the SHA provide sufficient notice of your move date. For permanent moves, SHA will provide two notices: a 90 day and 30 day notices (the 30 day notice can run within the 90 day notice period). For temporary moves, the SHA will provide preferably 30 days notice, but no less than 14 days notice.
5. To have the SHA conduct a fair and open process in full accordance with the policies and procedures detailed in the Holly Park Plan for Relocation Policies and Procedures.
6. To have an avenue within SHA to aggrieve any individual complaints.

### Your Responsibilities

1. To specify preference as to whether you wish to move permanently from Holly Park and using what resources, or whether you wish to move temporarily while waiting to occupy a new Holly Park unit.

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2. To move upon notice during the specific time period irrespective of pending grievance related to relocation or continuing occupancy. However, your rights to a grievance will not be waived by such a move provided notice is filed before the move.
3. To pack all your belongings and prepare furniture for moving. Everything but furniture must be packed in boxes. Furniture must be taken apart when possible.
4. To arrange with utilities to have your services transferred to your new apartment, and to cover all associated arrearage.
5. To notify the post office, welfare, social security, and other agencies, individuals, companies, etc. of your change in address.
6. To be ready to move all your belongings on the specified date, and to be home and ready when the movers arrive.
7. To return usable moving boxes to SHA for potential reuse or recycling.

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RESOLUTION 29578

A RESOLUTION accepting a replacement housing plan establishing strategies and production targets for replacement housing, and adopting an antidisplacement and relocation assistance plan, for the Holly Park redevelopment project.

WHEREAS the Holly Park Redevelopment Plan (HOPE VI plan), developed through extensive collaboration including participation of Holly Park residents, the greater Southeast Seattle Community, and the City, envisions and embraces a major community revitalization effort predicated on eliminating an isolated, very large concentration of very low income housing at Holly Park; and

WHEREAS, the Housing Authority of the City of Seattle ("SHA"), in partnership with Holly Park residents, other community representatives, and City staff, is now preparing to construct the first phase of a multi-phased project to redevelop the 102-acre Holly Park distressed public housing site in Southeast Seattle as a mixed-income community; and

WHEREAS, the SHA submitted its HOPE VI plan to the U.S. Department of Housing and Urban Development (HUD) in 1995, including a request for the maximum grant amount of \$50 million, 400 project-based Section 8 rent subsidy certificates, and a \$25 million Development fund request as leverage to produce up to 500 off-site replacement units; and

WHEREAS, HUD approved the HOPE VI plan in 1995 with its original goals for replacement housing, including the 400 project-based section 8 rental-support certificates, and subsequently funded the Plan with \$47.1 million and 250 new tenant-based section 8 rental assistance vouchers, and approved the demolition plan for Holly Park; and

WHEREAS, the 104th Congress of the United States repealed HUD's replacement housing requirements for public housing redevelopment, and eliminated all funding for new public housing development and replacement, and further eliminated the provision of any new project-based Section 8 rental-support certificates, significantly impacting the redevelopment project's budget; and

WHEREAS, the City affirmed, by Resolution 29303 adopted March 11, 1996, its support for the Holly Park redevelopment and established framework principles to guide City decisions, including the principle of pursuing a variety of off-site housing replacement options that reduce the geographic concentration -- and assure no net loss of -- very low income housing stock and units within the City of Seattle; and

WHEREAS, the Holly Park Board of Governors, in collaboration with Holly Park residents, have approved a plan that would demolish the existing 871 deteriorated public housing units and

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construct on site 1200 new units of mixed income housing, community facilities, parks, open spaces and other public infrastructure; and

WHEREAS, the SHA has adopted a phased relocation plan for Holly Park residents in compliance with the Uniform Relocation Act, assuring that every family currently living at Holly Park will not be displaced, and will be counseled in their native language, offered an unprecedented range of relocation options, relocated, and rehoused at the expense of the SHA; and

WHEREAS, the SHA and the Holly Park Board of Governors presented to the City Council at its Business Meeting of October 28, 1996 and to its Health, Housing, Human Services, Education and Libraries Committee meeting of November 5, 1996, a housing replacement plan that would, over the course of an anticipated eight-year demolition and redevelopment period, pursue a variety of housing replacement options that reduce the geographic concentration of extremely low income households; and

WHEREAS, the City stated its intent in Ordinance 118039 to make capital contributions to the redevelopment of Holly Park., and City Council Resolution 29479 adopted November 12, 1996 affirms the City's intent to contribute funds toward the capital construction costs of Phase I, totaling Six Million Three Hundred Thousand Dollars (\$6,300,000), and requires a finance plan to establish the sources of funding; and

WHEREAS, in October 1996 HUD issued streamlined regulations specifying the contents of a Residential Antidisplacement and Relocation Assistance Plan for projects assisted by local jurisdictions using certain federal housing and community development funds; Now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING:**

Section 1 The City accepts the Holly Park Replacement Housing Plan proposed by the Holly Park Board of Governors and adopted by the SHA substantially in form of Attachment A, provided that SHA implements such Plan consistent with the City's Residential Antidisplacement and Relocation Assistance Plan (RARAP) for Holly Park as adopted herein.

Section 2. The City will require the SHA to demonstrate achievement of phase 1 off-site production targets (as described in Attachment A) as a precondition of City consideration of capital contributions for phases 2 and 3. Refined replacement housing production scopes for phases 2 and 3 must be developed based on the outcome of phase I implementation of the plan.

Section 3. The City affirms the objectives of the Replacement Housing Plan to provide housing options including stock and units for very low income households in other geographic areas of the city and to reduce the geographic concentration of very low income rental housing at Holly Park as significant to the revitalization of Southeast Seattle. The City further offers its help to the SHA in seeking HUD

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approval necessary to enable the plan to address Seattle objectives.

1 Section 4. The City further acknowledges the challenges the SHA faces as a result of curtailed federal  
2 funding for public housing development, and encourages the SHA to aggressively pursue additional  
3 funds and development of new partnerships to maximize the leveraging resources for Holly Park  
replacement housing.

4 Section 5. The Executive is directed to explore further opportunities for Holly Park replacement housing  
5 partnerships, including but not limited to the strategies described in the Replacement Housing Plan.

6 Section 6. This Resolution is specifically directed to the unique housing resources and community  
7 revitalization circumstances of the Holly Park Redevelopment, and does not intend to represent citywide  
replacement housing policy.

8 Section 7. The SHA will provide the Council semi-annual progress reports beginning in January, 1998.  
9 Since the some of the Plan's innovative housing replacement strategies require the development of new  
10 partnerships, the Executive is directed to assess progress in implementing the housing replacement  
strategies in January 1999.

11 Section 8. The City's RARAP for Holly Park is as follows:

- 12 (1) The SHA shall take reasonable steps to minimize displacement of families and individuals from  
13 their homes and neighborhoods as more fully set forth in its adopted relocation plan as approved by  
14 HUD and attached to this Resolution as Attachment B, with any modifications hereafter approved by  
15 HUD;  
16 (2) the SHA shall provide relocation assistance in accordance with 24 CFR § 42.350; and  
17 (3) the SHA shall provide replacement housing in accordance with the terms of this Resolution and  
18 Attachment A but in any event in compliance with 24 CFR § 42.375.

19 Adopted by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 1997, and signed by me in open  
20 session in authentication of its adoption this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

21 \_\_\_\_\_  
22 President of the City Council

23 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

24 \_\_\_\_\_  
City Clerk

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THE MAYOR CONCURRING:

Norman B. Rice, Mayor

(Seal)

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ATTACHMENT A

Seattle Housing Authority's Replacement Housing Plan for Holly Park  
April 7, 1997

Current inventory on site  
very low income units

(871)

REPLACEMENT STRATEGY	ALL PHASES	PHASE ONE
<b>On-site replacement</b>		
Very low income public housing units	400	177
Very low income assisted living	50	--
Subtotal	450	177
<b>Off-site replacement</b>		
New scattered sites	40	40
Rehabilitated off-line units	122	122
New very-low-income units in bond-financed mixed income	98	20
Subtotal	260	182
<b>Subtotal, "hard unit" replacement</b>	<b>710</b>	<b>359</b>
<b>Off-site rental support</b>		
Transfer of subsidies	221	40
Section 8 vouchers	250	250
Subtotal, off-site rental support	471	290
<b>GRAND TOTAL, VERY LOW INCOME UNITS</b>	<b>1,181</b>	<b>649</b>

**Other new on-site units**

Low-Income/Tax Credit rental	284
Affordable home ownership	100
Market rate rental	16
Market rate assisted living	50
Market rate home ownership	300
Subtotal	750

**GRAND TOTAL, ALL UNITS serving  
all income groups, On- and Off-site**

**1,931**

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# City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director  
Norman B. Rice, Mayor



April 15, 1997

Honorable Jan Drago, President  
Seattle City Council  
City of Seattle  
Seattle, WA 98104

**RE: Holly Park Replacement Housing Plan Resolution**

Dear Council President Drago:

I have attached a Resolution for your consideration that will accept a replacement housing plan for the Holly Park redevelopment project. The Resolution establishes strategies for housing production targets to replace very low income housing units that will be lost through the redevelopment of Holly Park, and requires the SHA to demonstrate achievement of targets for Phase I before any funding for future phases would be considered. We believe this replacement strategy is a thoughtful and realistic plan, which provides safeguards for the City and indicates the City's strong intent that SHA continue to pursue all avenues to increase the amount of housing to be replaced.

This Resolution is part of a larger package of legislation regarding Holly Park being submitted for Council consideration. An Executive Report and Recommendations fully explaining the Holly Park project and detailing issues and legislation will accompany the legislation.

If you have any questions regarding the attached Resolution, or would like more information, please feel free to call me at x48363.

Sincerely,

Tom Tierney  
Director, Office of Management and Planning

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# City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director  
Norman B. Rice, Mayor

April 14, 1997

The Honorable Mark Sidran  
City Attorney  
City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING  
DEPARTMENT: Management and Planning

SUBJECT: A RESOLUTION accepting a replacement housing plan establishing strategies and production targets for replacement housing, and adopting an antidisplacement and relocation assistance plan, for the Holly Park redevelopment project.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Theresa Cherniak at 684-8573.

Sincerely,

Norman B. Rice  
Mayor

by

*Theresa Cherniak*  
For TOM TIERNEY  
Director

h:\admin\legis\law\tr\cherni

Enclosure



*OK to form  
mtd  
4/15/97*

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TIME ☐ DATE STAMP

*Cory Chow*

SPONSORSHIP

*cow - Holly Park*

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:

_____	_____
_____	_____
_____	_____
_____	_____

\_\_\_\_\_

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE

08 20 20

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# STATE OF WASHINGTON - KING COUNTY

81753  
Washington Military Dept.

—SS.

No. & 29589

## City of Seattle

### TITLE OF PUBLICATION

The full text of the following resolutions, passed by the City Council on June 4, 1997, and published here by title only, will be mailed, at no cost, upon request for two months after this publication. For further information, contact the Seattle City Clerk at 884-8344.

#### RESOLUTION NO. 29578

A RESOLUTION accepting a replacement housing plan establishing strategies and production targets for replacement housing, and adopting an antidisplacement and relocation assistance plan, for the Holly Park redevelopment project.

#### RESOLUTION NO. 29579

A RESOLUTION to approve the City of Seattle's financial plan to allocate \$8.3 million dollars toward the Holly Park redevelopment project phase I.

#### RESOLUTION NO. 29584

A RESOLUTION relating to the Department of Parks and Recreation, ratifying grant application with the State of Washington Interagency Committee for Outdoor Recreation for financial assistance to support local parks, water access, and trail development.

#### RESOLUTION NO. 29585

A RESOLUTION adopting amendments to the 1-90 Area Development Policies adopted by Resolution 27601, as previously amended by Resolution 29258.

#### RESOLUTION NO. 29589

A RESOLUTION establishing a review process on the implementation of the Parks Code Enhanced Enforcement.

Publication ordered by JUDITH PIP-PIN, City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, June 16, 1997. 6/16/97(81753)

## 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

CTRT: 29578, 79, 84, 85, 29589

was published on

06/16/97

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

Subscribed and sworn to before me on

06/16/97

Notary Public for the State of Washington,  
residing in Seattle

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Affidavit of Publication