

2-891
ORDINANCE No.

114542

XX
COUNCIL BILL No.

107384

The City of

AN ORDINANCE declaring a continued low-income housing emergency downtown, declaring a moratorium on the issuance of master use decisions and permits for demolition or change of use of low-income housing downtown, and on acceptance of fully complete applications for building permits which include likely demolition or change of change of use of low-income housing downtown, and providing penalties for violations.

Honorable President:

Your Committee on

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

COMPTROLLER FILE No.

Introduced: JAN 12 1989	By: NOLAND
Referred: JAN 12 1989	To: FULL COUNCIL <i>Special meeting 6/15/89</i>
Referred:	To:
Referred:	To:
Reported: JAN 13 1989	Second Reading: JAN 13 1989
Third Reading: JAN 14 1989	Signed: JAN 13 1989
Presented to Mayor: JAN 13 1989	Approved: JAN 13 1989
Returned to City Clerk: JAN 15 1989	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Vote 9-0

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on _____

was referred to within Council Bill No. _____

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

Vote 8-0

Committee Chair

ORDINANCE 114542

1
2 AN ORDINANCE declaring a continued low-income housing emergency downtown,
3 declaring a moratorium on the issuance of master use decisions and
4 permits for demolition or change of use of low-income housing
5 downtown, and on acceptance of fully complete applications for
6 building permits which include demolition or change of use of
7 low-income housing downtown, and providing penalties for violations.

8 WHEREAS, pursuant to the Downtown Plan, the Department of Community
9 Development has conducted surveys of downtown housing units and found
10 that the number of occupied low-income housing units downtown has
11 declined from 7,311 in 1983 to 5,852 in 1987 for a net loss of 1,459
12 units; and

13 WHEREAS, 10,000 low-income people lived downtown in 1980; and

14 WHEREAS, there are now 3,000 homeless people downtown; and

15 WHEREAS, because of the availability of social services and support
16 facilities for low-income people which are located downtown, and the
17 nature of the downtown housing stock, it is important that existing
18 downtown housing remain available; and

19 WHEREAS, the City has identified various alternatives to preserve low-
20 income housing downtown and to produce new low-income downtown
21 housing; and

22 WHEREAS, there is significant pressure on property owners to demolish
23 or change the use of low-income housing downtown while the City
24 implements its preservation and replacement strategy; and

25 WHEREAS, it is essential to retain the existing supply of downtown
26 low-income housing while the City attempts to determine a course of
27 action to preserve and replace low-income housing downtown; and

28 WHEREAS, on February 8, 1988 the City Council passed Ordinance 113821
declaring a low-income housing emergency downtown and imposing a
one-year moratorium on the issuance of permits for demolition or
change of use of low-income housing downtown; and

WHEREAS, following the passage of Ordinance 113821, the City Council
passed Resolution 27826 identifying 14 potential alternatives to
preserve and produce low-income housing downtown and directing the
Office for Long-range Planning to develop and analyze the alternatives
to determine which should be implemented on or before February 8, 1988
to relieve downtown low-income housing emergency conditions; and

WHEREAS, Ordinance 114349 extended the moratorium for an additional one-
hundred and twenty (120) day period; and

WHEREAS, development and analysis of the low-income housing preservation
and production alternatives has progressed, but development of an
Executive recommendation was delayed by unforeseen renewal of public
debate over the Downtown Plan; and

WHEREAS, this renewed debate has also prolonged and expanded the scope of
Council's consideration of the housing moratorium work program by
consideration of additional alternatives for preservation and
production of low-income housing proposed during the debate and after
passage of the Citizens Alternative Plan (CAP) Initiative; and

1 WHEREAS, the Executive's recommendations on the alternatives were
2 forwarded to the Council in March, and additional time is needed to
3 complete implementation of the four alternatives currently before the
4 Council's Urban Redevelopment Committee and to complete analysis and
5 consideration of the additional alternatives; and

6 WHEREAS, the State Supreme Court is expected to rule on a case
7 (R/L Associates vs. City of Seattle) which will decide the validity of
8 the tenant relocation assistance required under the City's Housing
9 Preservation Ordinance (Ordinance 112342) and low-income tenants might
10 suffer if housing were demolished without relocation assistance prior
11 to the resolution of this case; and

12 WHEREAS, a number of low-income housing units downtown are in immediate
13 risk of demolition; and

14 BE IT ORDAINED BY THE CITY OF SEATTLE, AS FOLLOWS:

15 Section 1. The City Council hereby finds that the conditions and
16 circumstances described in Exhibit A continue to be present and continue
17 to constitute a threat to the public health, safety, and welfare and an
18 emergency necessitating a moratorium on the acceptance of fully complete
19 applications for building permits which include demolition of low-income
20 rental housing structures, and issuance of Director's decisions and master
21 use permits which include demolition or change of use of low-income rental
22 housing structures located downtown.

23 Section 2. The following terms used in this ordinance shall have
24 the meanings set forth below:

- 25 A. "Change of use" means the conversion of any housing unit from
26 a residential use to a non-residential use.
- 27 B. "Demolition" means the destruction of any building or portion
28 of a building containing housing units.
- 29 C. "Director" means the Director of the Department of Construction
30 and Land Use.
- 31 D. "Downtown" means that portion of the City shown on the map in
32 Exhibit B.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

E. "Fully complete building permit application" means an application meeting the requirements of Section 302 of the Seattle Building Code, adopted by SMC 22.100.010; provided that applications submitted pursuant to Section 303(a) of the Seattle Building Code shall be considered complete only if the application includes the complete structural frame of the building or structure.

F. "Housing unit" means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit, as defined in the Seattle Housing and Building Maintenance Code (Chapter 22.204 of the Seattle Municipal Code); provided, that any housekeeping room or guest room which can be shown by the owner, to the satisfaction of the Director, to have been last used for at least five (5) years as non-residential lodging shall not be considered a housing unit under this ordinance.

G. "Low-income rental housing structure" means any building located downtown containing one or more vacant housing units, or any building located downtown containing one or more housing units which on February 8, 1988, was rented to tenants at rents not exceeding thirty percent (30%) of fifty percent (50%) of the median income for comparably sized households in the Seattle-Everett Standard Metropolitan Statistical Area as defined by the United States Department of Housing and Urban Development.

H. "Non-residential lodging" means any housekeeping room or guest room which is licensed by the State of Washington under the Transient Accommodations Act and is generally not occupied by the same person for more than thirty (30) days.

1 Section 3. This ordinance shall expire December 31, 1989.

2
3 Section 4. Except as provided in Section 5 below, no master use
4 permit for the demolition or change of use of low-income rental housing
5 structures shall be issued for applications submitted on or after
6 February 8, 1988; no fully complete application for a building permit
7 which includes the demolition or change of use of a low-income rental
8 housing structure shall be accepted on or after June 15, 1989, and no
9 Director's decision on a master use permit which includes the demolition
10 or change of use of any low-income rental housing structure shall be
11 issued on or after June 15, 1989. Applications for master use permits for
12 the demolition or change of use of low-income rental housing structures
13 received on or after February 8, 1988 shall not vest and shall be subject
14 to housing regulations in effect on the expiration date of this ordinance.

15 Section 5. Until the expiration of this ordinance, an application for
16 a permit for the demolition of low-income rental housing structures may be
17 accepted and issued only when the Director finds that the structural
18 condition of the building endangers the health and safety of the
19 occupants, occupants of neighboring buildings, or the public.

20 Section 6. Anyone who demolishes or changes the use of a low-
21 income rental housing structure without a permit pursuant to this
22 ordinance shall, upon conviction, be subject to a fine not to exceed
23 Five Thousand Dollars (\$5,000), or to imprisonment in the City Jail
24 for a term not to exceed one (1) year or to both such fine and impri-
25 sonment.

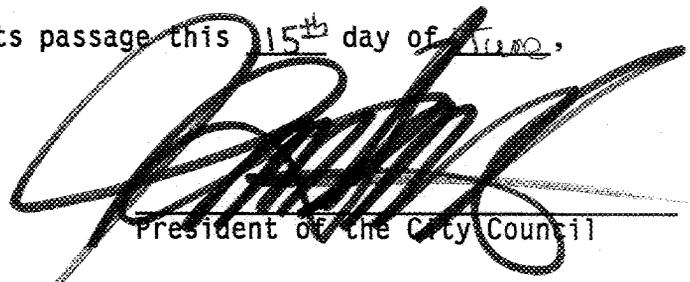
26 Section 7. For the reasons cited in Section 1 above, the City
27 Council finds that an emergency exists which necessitates the imme-
28 diate adoption of the regulations of this ordinance.

Because of the emergency, this ordinance shall become effective
immediately upon its approval by the Mayor or passage over his veto,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

as provided in the Charter of the City.

Passed by three-fourths (3/4) of all members of the City Council
the 15th day of June, 1989, and signed by me in open
session in authentication of its passage this 15th day of June,
1989.



President of the City Council

Approved by me this 15th day of June, 1989



Mayor

Filed by me this 15 day of June, 1989


Attest: _____
City Comptroller and City Clerk

(SEAL)

Published _____ by 
Deputy Clerk

2A-94.1-.4

1
2
3
4
5
6
7
E. "Fully complete building permit application" means an application meeting the requirements of Section 302 of the Seattle Building Code, adopted by SMC 22.100.010; provided that applications submitted pursuant to Section 303(a) of the Seattle Building Code shall be considered complete only if the application includes the complete structural frame of the building or structure.

8
9
10
11
12
13
14
15
F. "Housing unit" means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit, as defined in the Seattle Housing and Building Maintenance Code (Chapter 22.204 of the Seattle Municipal Code); provided, that any housekeeping room or guest room which can be shown by the owner, to the satisfaction of the Director, to have been last used for at least five (5) years as non-residential lodging shall not be considered a housing unit under this ordinance.

16
17
18
19
20
21
22
23
G. "Low-income rental housing structure" means any vacant building located downtown containing one or more housing units, or any building located downtown containing one or more housing units which on February 8, 1988, was rented to tenants at rents not exceeding thirty percent (30%) of fifty percent (50%) of the median income for comparably sized households in the Seattle-Everett Standard Metropolitan Statistical Area as defined by the United States Department of Housing and Urban Development.

24
25
26
27
28
H. "Non-residential lodging" means any housekeeping room or guest room which is licensed by the State of Washington under the Transient Accommodations Act and is generally not occupied by the same person for more than thirty (30) days.

Exhibit A

Statement of Findings

Policy/Legislative History

o Downtown Plan

On June 10, 1985 the City Council adopted the Land Use and Transportation Plan for Downtown Seattle by Resolution 27281. Framework Policy E of the adopted plan seeks to expand housing opportunities in downtown Seattle for people of all income levels with the objectives of: 1) accommodating an ultimate population of 40,000 residents with an intermediate population of 25,000 people by the year 2000; 2) maintaining the existing number of occupied low-income units; and 3) developing a significant supply of affordable housing opportunities in balance with the market resulting from the growth in downtown employment.

Policy 11 of the Downtown Plan states that a minimum of 7,311 low-income housing units shall be maintained within the downtown through a combination of public and private actions. Low-income units are defined as those affordable to households with incomes less than 50 percent of the median for the Seattle area. The Downtown Plan recognized that at least 7,311 housing units were needed to house low-income people downtown and a variety of tools were required to address this need.

o Meeting this need specifically relied on both preservation and production strategy. New Housing Bonus and Transfer of Development Rights programs were added to the Land Use Code; strong Housing Preservation and Minimum Housing Maintenance Ordinances were adopted; and the City aggressively used public funds to rehabilitate existing structures and provide rent subsidies.

o Downtown Plan calls for DCD to monitor downtown housing stock and report on changes.

Policy 49, Guideline 29 of the Downtown Land Use and Transportation Plan states that DCD shall "staff the Housing Advisory Task Force and monitor progress on meeting the City's goals for low and moderate income housing in the Downtown." In fulfilling this mandate, DCD published an inventory of the downtown housing stock in April, 1987 and a second inventory in January, 1988. This second report showed a net loss of 1549 low-income units since 1983.

The plan states that in the event there is a shortfall in meeting housing goals, the City should consider implementing other programs and regulatory options.

o Housing and Homeless Policies

On June 23, 1986 the City Council adopted the City's Overall Housing Policies (Res. 27471). These policies give priority to preservation and maintenance of the existing housing stock, discourage demolition and promote replacement of lost housing. In 1987 the City Council adopted a Comprehensive Homeless Assistance Plan recognizing the needs for more emergency shelter, transitional and permanent housing.

o Legislative history of the enactment of the HPO and DHMO as tools needed to implement the goals of the downtown plan.

Policy 11, Guideline 3 of the Plan states that a strong Housing Preservation Ordinance shall be retained to require the replacement of downtown housing demolished or changed to non-residential use. To implement the Downtown Plan and to correct legal defects in the original Housing Preservation Ordinance adopted in 1980, City Council adopted a revised Housing Preservation Ordinance in 1985 to both mitigate and slow the demolition or conversion of low-income rental housing to other more profitable uses. On April 16, 1986 the State Supreme Court of King County overturned the replacement requirements of the Housing Preservation Ordinance as an unlawful tax on development. On November, 1987 the Superior Court of King County also overturned the tenant relocation provisions of the ordinance.

The Downtown Housing Maintenance Ordinance (DHMO) was adopted in August 1985. The DHMO requires owners to rent units that can be made habitable for \$4,000 per unit or less. The City provides loan funds for this purpose. Several owners are challenging the legality of the DHMO.

Downtown Low-Income Population, and Housing/Shelter Resources

o Uniqueness of downtown housing stock to serve low-income population.

The 1980 U.S. Census, our latest comprehensive data, reported that in 1980 there were approximately 10,000 low-income people living downtown. Downtown residents are among the poorest in Seattle. These are Seattle's households in greatest need of assistance. Almost all (85%) live alone and have done so for many years. Almost half (44%) have incomes less than \$5000 per year. One-third are below the poverty level (\$3686 in 1979 income). With monthly incomes of \$400 to \$500 per month, most spend at least 50% on housing cost. Many are forced to live part of the time in SRO's and part of the time in shelters when their money runs out. The downtown is also the neighborhood for an estimated 2000-3000 homeless people.

The existing downtown housing stock is best able to serve the needs of many of the downtown low-income population. Even with the loss of low-income units downtown, 70 percent, or 5,852 of the total occupied downtown units, are affordable to low-income people. SRO units, which make up half the low-income housing stock, typically have rents below \$200 a month. Unfortunately, most of the low-income housing units lost since 1980 have been SRO units.

In addition to affordable housing, the downtown location is important because it provides support and survival services necessary for this population. According to the City's Department of Human Resources, there are an estimated 30 food banks, meal programs, clinics and missions and shelters nearby. Downtown free bus service makes these easily accessible to low-income people.

o Increase in homelessness and emergency shelter

Since 1980, the number of emergency shelter beds in Seattle has increased from 463 to approximately 1,500 in 1987. Yet service providers are still unable to provide half the shelter needed, despite an increase of 88 percent in City funds expended annually on shelters and food programs since 1980. While the number of shelter beds increased over 300 percent since 1980, a survey by the Emergency Housing Coalition showed that the number of people turned away from King County shelters increased from 1,313 in 1980 to 4,979 in 1986.

Changes in Downtown Housing Stock and Resources for Housing

o Loss of downtown low-income housing.

Table 2 of the Downtown Housing Inventory issued by DCD in January 1988 summarizes overall unit loss, by category, since 1983.

The net loss of low-income housing from 1983 is now 1,459. The majority of this loss between 1983 and 1985 was due to rent increases. In 1986-1987, building closure has been the primary cause for the loss of low-income units with 283 units closed (54 percent of total loss). According to DCLU records, since 1980, 501 downtown housing units have been lost to demolition or change of use. This is particularly troubling because once the building is closed or demolished, it is very difficult and expensive to replace it or to convert the building back to housing. Rehabilitating an occupied building costs an average of \$22,000 per unit while substantial rehabilitation of vacant units or new construction averages over \$50,000 per unit.

- o SHA waiting list for public housing.

As of December, 1987 the SHA waiting list for all types of public housing now totals almost 2000 households. These include 785 families, 600 elderly and 600 handicapped. This is despite the construction of over 1,200 housing units for the elderly and handicapped (256 completed downtown with another 50 planned) through the Seattle Senior Housing Program, and construction of over 600 scattered site units for families.

- o The Housing Preservation Ordinance

Seattle's Housing Preservation Ordinance (HPO), adopted in 1980, was designed to help halt the conversion and demolition of rental housing. The HPO imposed a surcharge, in the form of a license fee, on the demolition of housing and transferred a portion of the costs of displacement to property owners seeking to convert residential property to more profitable uses. The fee acted as a disincentive, since it reduced the profitability of conversion, and fee revenues created a fund for replacing demolished housing units. Owners had the option of avoiding payment of the fee altogether by replacing demolished housing with comparably priced units.

Since its enactment, the HPO reduced the rate of demolition downtown from over 500 rental units annually to about 200 units per year. In addition, more than 1,000 units of replacement housing have been built, including over 200 low-income units. By April, 1987 the developers had posted security bonds and letters of credit for \$2,133,900 guaranteeing replacement of demolished units. The City had also received \$1,329,000 in cash deposits. At \$50,000 per unit, these resources would pay for the production of 69 units.

- o Loss of federal assistance for low-income housing production.

In 1980 Seattle received \$42 million in direct housing assistance from the federal government. In 1987 Seattle received approximately \$3 million in federal assistance. This is an approximate 90 percent reduction.

- o Lack of ability to maintain 7,311 downtown low-income units with existing tools and resources.

The existing downtown stock cannot be replaced without a renewed commitment by the federal government and without strong local regulations to halt the demolition of housing or require replacement. Just replacing the 149 units lost between 1985-87 with rehabilitated vacant buildings will cost an estimated \$7.4 million (\$50,000/unit). To replace the 1459 units lost since 1983, it would require that \$72.5 million in housing program funds be spent downtown. If we

lost the remaining 5,452 units, it would cost \$273 million more to replace them, assuming there were sites available for construction.

As federal support for housing programs has vanished, Seattle voters have taxed themselves twice to provide an additional \$98 million for low-income housing in downtown and in the neighborhoods. \$8.6 of the \$50 million 1981 Senior Housing Program will be spent downtown, producing over 300 low-income units. At least 25 percent of the \$50 million 1985 low-income housing levy will go to downtown projects. The City has also diverted substantial local funds to housing including dedicating property tax revenues from new downtown construction to low-income housing through the Growth Related Housing Program. In fact, since 1983 the City has committed almost \$25 million to downtown housing projects from federal, state, local and private sources to produce or preserve nearly 2000 downtown housing units. Despite this commitment, the downtown experienced a net loss of 1,459 low-income units during that time. The adopted housing goals and policies of the Downtown Plan relied not only on public funding but strong regulations to balance economic growth in the downtown with the availability of low-income housing.

- o Buildings that have applied for demolition permits, or have made inquiries about demolition permits.

Currently, the Office of Long-Range Planning estimates that there are four occupied buildings (220 units), five vacant buildings (257 units) and one transient hotel (50 units) that may be demolished within the next two years. Of these, 433 units were included in the 7,311 count in 1983, although only 220 are included in the latest count of occupied low-income housing. Of the four occupied buildings, one (41 units) is certain to be demolished within the next two years, while the fate of the other three is less certain.

One building (33 units) is likely to be demolished as a direct result of the expiration of the demolition moratorium. Recent inquiries from the owner of a second building (70 units) indicate that it may also be affected by the expiration of the moratorium.

- o Buildings at risk:
 - (a) Low-income units without public subsidies in privately owned buildings on downtown sites where pressure for development exists.

There are 181 units, 70 of which are occupied, in 8 privately owned projects, on sites where the current zoning allows much more intensive development. Although

there have been no specific inquiries concerning demolition of these buildings, they are at risk and are expected to be redeveloped at some future time. Depending on specific development proposals, other buildings could also be proposed for demolition.

- (b) Downtown occupied buildings with federal subsidy contracts that will be running out in 1988-1989.

There are 159 occupied units in 2 federally subsidized buildings downtown whose contracts will expire or will be eligible for mortgage prepayment in 1988-1989. There are over 1,300 federally subsidized units downtown; many of them are privately owned and susceptible to loss in future years.

All of these units are at risk unless federal regulations, local regulations and programs are in place to ensure that they are preserved as low-income housing.

- o With current resources, units projected to be preserved and produced in 1989.

The City will preserve an estimated 480 low-income units and produce 50 units substantially rehabilitated or new in 1989.

- o Production will not be sufficient to make up for loss of units.

Thus, if no additional low-income units are lost during this time, the City will remain substantially short of meeting the need for low-income housing downtown. And if any of the 470 units on which inquiries have been made about demolition were demolished, the City would suffer an additional net loss.

It is likely that rents will continue to rise faster than incomes, making fewer units affordable to downtown's low-income population. Even if there is no further loss of low-income housing it would take 15 years at current production rates to meet the City's low-income housing objective. Some further loss is virtually assured, and, in fact, there have been demolition inquiries on 10 buildings; in addition, 9 buildings containing 730 units have already applied for (and in some cases been issued) demolition permits. Given these facts, current production will not be sufficient to make up for the loss of downtown low-income housing.

Alternatives to be Pursued during Moratorium

- o Local regulatory changes

The City will investigate other local regulatory measures, potentially including changes in the Downtown Plan,

consideration of accessory housing requirements, and/or changes in the City's SEPA policies.

o State Supreme Court Ruling

The City is currently appealing R/L Associates vs. Hazelbrook to the State Supreme Court. If the Court rules in the City's favor, the City will regain the ability to use its Housing Preservation Ordinance to obtain tenant relocation assistance for tenants displaced by demolition. It is expected that the ruling will be made by December 1989.

o Federal strategies

The Housing and Community Development Act of 1987, recently passed by Congress, contained provisions to discourage owners of federally subsidized low-income housing from prepaying their mortgages or choosing not to renew Section 8 rent subsidy contracts. HUD must issue regulations to implement these provisions. The City will work with HUD to influence these regulations to assure they effectively preserve Seattle's federally subsidized housing, and pursue additional federal legislation and regulatory changes if necessary.

o Finding that it will take at least 6 months for the City to do the analysis and conduct necessary public review to consider any of the alternative strategies.

It will require six months to implement the strategies described earlier, and to permit meaningful public review.

A&CS 13.13

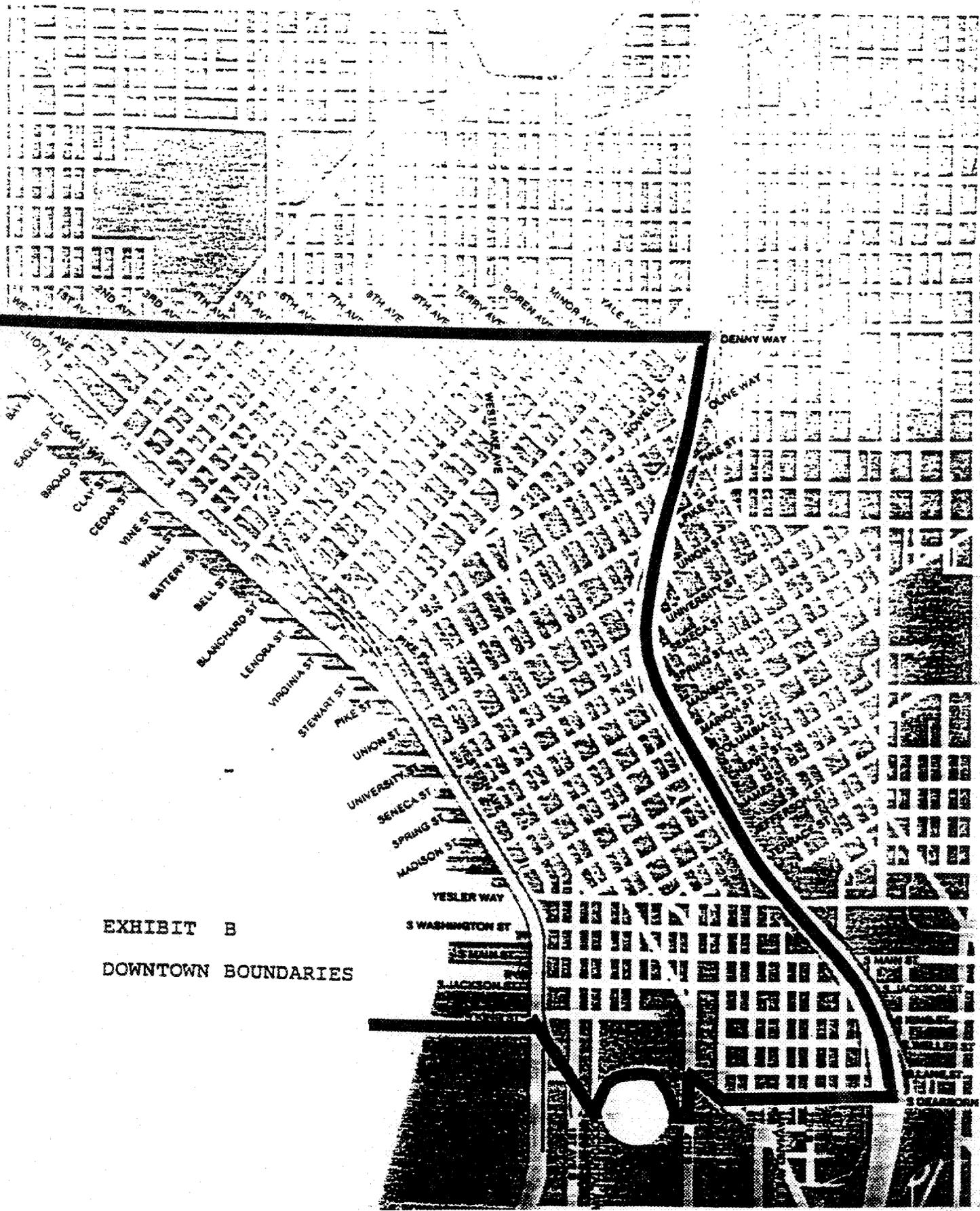


EXHIBIT B
DOWNTOWN BOUNDARIES

STREET LABELS: 1ST AVE, 2ND AVE, 3RD AVE, 4TH AVE, 5TH AVE, 6TH AVE, 7TH AVE, 8TH AVE, 9TH AVE, TERRY AVE, BOREN AVE, MINOR AVE, VALE AVE, DENNY WAY, OLIVE WAY, WEST AVE, UNIVERSITY ST, SENeca ST, SPRING ST, MADISON ST, YESLER WAY, S WASHINGTON ST, S JACKSON ST, S MARKET ST, S CLAY ST, S BROAD ST, S 1ST ST, S 2ND ST, S 3RD ST, S 4TH ST, S 5TH ST, S 6TH ST, S 7TH ST, S 8TH ST, S 9TH ST, S 10TH ST, S 11TH ST, S 12TH ST, S 13TH ST, S 14TH ST, S 15TH ST, S 16TH ST, S 17TH ST, S 18TH ST, S 19TH ST, S 20TH ST, S 21ST ST, S 22ND ST, S 23RD ST, S 24TH ST, S 25TH ST, S 26TH ST, S 27TH ST, S 28TH ST, S 29TH ST, S 30TH ST, S 31ST ST, S 32ND ST, S 33RD ST, S 34TH ST, S 35TH ST, S 36TH ST, S 37TH ST, S 38TH ST, S 39TH ST, S 40TH ST, S 41ST ST, S 42ND ST, S 43RD ST, S 44TH ST, S 45TH ST, S 46TH ST, S 47TH ST, S 48TH ST, S 49TH ST, S 50TH ST, S 51ST ST, S 52ND ST, S 53RD ST, S 54TH ST, S 55TH ST, S 56TH ST, S 57TH ST, S 58TH ST, S 59TH ST, S 60TH ST, S 61ST ST, S 62ND ST, S 63RD ST, S 64TH ST, S 65TH ST, S 66TH ST, S 67TH ST, S 68TH ST, S 69TH ST, S 70TH ST, S 71ST ST, S 72ND ST, S 73RD ST, S 74TH ST, S 75TH ST, S 76TH ST, S 77TH ST, S 78TH ST, S 79TH ST, S 80TH ST, S 81ST ST, S 82ND ST, S 83RD ST, S 84TH ST, S 85TH ST, S 86TH ST, S 87TH ST, S 88TH ST, S 89TH ST, S 90TH ST, S 91ST ST, S 92ND ST, S 93RD ST, S 94TH ST, S 95TH ST, S 96TH ST, S 97TH ST, S 98TH ST, S 99TH ST, S 100TH ST.

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:

_____	_____
_____	_____
_____	_____
_____	_____

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

16753
City of Seattle, City Clerk

-ss.

No.

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

ORD/114542

was published on

06/27/41

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

JUN 27 1941

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

AN ORDINANCE declaring a continued low-income housing emergency downtown, declaring a moratorium on the issuance of master use, demolition and permits for demolition or change of use of low-income housing downtown, and on acceptance of fully complete applications for building permits which include demolition or change of use of low-income housing downtown, and providing penalties for violations.

WHEREAS, pursuant to the Downtown Plan, the Department of Community Development has conducted surveys of downtown housing units and found that the number of occupied low-income housing units downtown has declined from 7,311 in 1983 to 5,852 in 1987 for a net loss of 1,459 units; and

WHEREAS, 10,000 low-income people lived downtown in 1980; and

WHEREAS, there are now 3,000 homeless people downtown; and

WHEREAS, because of the availability of social services and support facilities for low-income people which are located downtown, and the nature of the downtown housing stock, it is important that existing downtown housing remain available; and

WHEREAS, the City has identified various alternatives to preserve low-income housing downtown and to produce new low-income downtown housing; and

WHEREAS, there is significant pressure on property owners to demolish or change the use of low-income housing downtown while the City implements its preservation and replacement strategy; and

WHEREAS, it is essential to retain the existing supply of downtown low-income housing while the City attempts to determine a course of action to preserve and replace low-income housing downtown; and

WHEREAS, on February 8, 1988 the City Council passed Ordinance 113621 declaring a low-income housing emergency downtown and imposing a one-year moratorium on the issuance of permits for demolition or change of use of low-income housing downtown; and

WHEREAS, following the passage of Ordinance 113621, the City Council passed Resolution 27826 identifying 14 potential alternatives to preserve and produce low-income housing downtown and directing the Office for Long-range Planning to develop and analyze the alternatives to determine which should be implemented on or before February 8, 1988 to relieve downtown low-income housing emergency conditions; and

WHEREAS, Ordinance 114349 extended the moratorium for an additional one-hundred and twenty (120) day period; and

WHEREAS, development and analysis of the low-income housing preservation and production alternatives has progressed, but development of an Executive recommendation was delayed by unforeseen renewal of public debate over the Downtown Plan; and

WHEREAS, this renewed debate has also prolonged and expanded the scope of Council's consideration of the housing moratorium work program by consideration of additional alternatives for preservation and production of low-income housing proposed during the debate and after passage of the Citizens Alternative Plan (CAP) initiative; and

WHEREAS, the Executive's recommendations on the alternatives were forwarded to the Council in March, and additional time is needed to complete implementation of the four alternatives currently before the Council's Urban Redevelopment Committee and to complete analysis and consideration of the additional alternatives; and

WHEREAS, the State Supreme Court is expected to rule on a case (R/L Associates vs. City of Seattle) which will decide the validity of the tenant relocation assistance required under the City's Housing Preservation Ordinance (Ordinance 112342) and low-income tenants might suffer if housing were demolished without relocation assistance prior to the resolution of this case; and

WHEREAS, a number of low-income housing units downtown are in immediate risk of demolition; and

BE IT ORDAINED BY THE CITY OF SEATTLE, AS FOLLOWS:

Section 1. The City Council hereby finds that the conditions and circumstances described in Exhibit A continue to be present and continue to constitute a threat to the public health, safety, and welfare and an

emergency necessitating a moratorium on the acceptance of fully complete