



City of Seattle
Office of Housing

TO: Councilmember Nick Licata, Chair, Housing, Human Service, Health, & Culture Committee
Councilmember Sally Bagshaw
Councilmember Sally Clark
Councilmember Tom Rasmussen

FROM: Rick Hooper, Acting Director

DATE: September 10, 2010

SUBJECT: Sale of 12th and Jefferson Property

Legislation authorizing the Acting Director of the Office of Housing (OH) to enter into a purchase and sale agreement with Capitol Hill Housing for the City-owned property at the corner of 12th Ave and E. Jefferson Street is scheduled to be considered by your Committee on September 17, 2010.

The 9,791 square foot property at 12th and Jefferson has been City-owned property for many years and a vacant lot since at least the mid 1970s. Originally one of the parcels included in the 12th Avenue redevelopment process during the 1990s, OH took site control of the property in 2007 from the Dept. of Neighborhoods (DON) when, through a community process, DON, OH, and the 12th Avenue/Squire Park community determined that affordable housing was the most desirable use for the site. In 2008, OH issued a request for proposals (RFP) for redevelopment of the parcel, receiving two applications. Following review, OH selected the proposal from Capitol Hill Housing.

The proposed project is for 40 workforce apartments targeted to households earning up to 60% of area median income (\$36,000 for a single person, \$41,000 for a 2-person family). The proposed building will be six stories including five residential floors over a single level of commercial space.

The sale price for the property is \$1,038,000 based on assessed value. The terms of the sale are for a payment of \$15,000 at the time of closing with the remaining \$1,013,000 held as a long-term deferred note. No payment would be due on this note for a period of at least 50 years as long as the property serves the purpose of providing affordable housing to low-income households.

If you have any questions, please contact Mark Ellerbrook (4-3340).