

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Lish Whitson/5-1674	N/A

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; implementing Mandatory Housing Affordability and rezoning areas in the University District; amending the Official Land Use Map at pages 59, 60, 61, 78, and 79; and amending Section 23.47A.009 of the Seattle Municipal Code.

Summary and background of the Legislation: This legislation would rezone various parts of the University Community Urban Center in order to implement the Mandatory Housing Affordability (MHA) program. MHA was implemented in other areas in the U District through Ordinance 125267. The areas to be rezoned in this bill were deferred until the U District small businesses could finish a small business vulnerability study. That study was completed in December 2017. This amendment would implement an upper level setback above 45 feet in height for structures abutting the Ave. The intent of this setback is to maintain the human-scaled character of University Way NE.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

There is likely to be an increase in permit review costs at the Seattle Department of Construction and Inspections and affordable housing compliance monitoring by the Seattle Office of Housing. The costs due to this legislation were previously analyzed as part of the review of the costs of the citywide MHA legislation (CB 119444) and would be a small subset of those larger citywide costs.

Is there financial cost or other impacts of *not* implementing the legislation?

If the legislation is not adopted, less affordable housing will be generated and the City will be less likely to be able to meet its goals for affordable housing production.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

No

b. Is a public hearing required for this legislation?

Yes, a City Council public hearing is likely to be held in the first quarter of 2019.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes, notice will be published.

e. Does this legislation affect a piece of property?

Yes, see Exhibit A to the legislation for property to be rezoned.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

MHA is a critical step in furthering City goals for racial and social justice since it is an important piece of the City's plan to address housing affordability. Communities of color are disproportionately burdened by increasing housing costs. This legislation will support the citywide implementation of MHA.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?

Not applicable

List attachments/exhibits below: None.