

## SUMMARY and FISCAL NOTE\*

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Office of Housing Department of Finance and Administrative Services	Erika Malone/684-0247 Hillary Hamilton /684-0421	George Dugdale / 733-9297

*\* 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 the transfer of real property for housing development; declaring the property located at 1314, 1326, and 1336 Yakima Avenue South (“PMA 1594” or “Property”) surplus to the city’s needs; transferring the jurisdiction of this property from the Department of Finance and Administrative Services to the Office of Housing; authorizing its transfer to Homestead Community Land Trust or its designee; and authorizing the Director of the Office of Housing to execute and deliver the contract for transfer of land, deed, and related documents.

**Summary and background of the Legislation:** Supporting the development of affordable homeownership has long been a City strategy to promote social justice and help reverse racial and wealth inequities caused by decades of discriminatory real estate and lending practices. However, this strategy has become increasingly difficult to implement as home values rise. To help address this difficulty, City of Seattle Resolution 31837 prioritizes the use of surplus City property for development of affordable housing.

This legislation transfers the jurisdiction of the Property from the Department of Finance and Administrative Services to the Office of Housing, at no cost to the Office of Housing.

This legislation also authorizes the Director of the Office of Housing, or his or her designee (Director) to Property available to Homestead Community Land Trust at no cost, in exchange for the development of 10 permanently affordable homes and 6 market-rate homes, the proceeds of sales from which will help subsidize the affordable homes.

### 2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? \_\_\_ Yes \_\_\_X\_\_\_ No

### 3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? \_\_\_ Yes \_\_\_X\_\_\_ 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?**  
The Office of Housing will loan approximately \$900,000 of Housing Levy Funds as a development subsidy for the 10 affordable, resale-restricted homes.

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

No.

#### **4. OTHER IMPLICATIONS**

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

The Office of Housing will loan approximately \$900,000 of Housing Levy Funds for the development of the 10 affordable homes. City of Seattle will be granted a 50-year affordability covenant by the developer and the Office of Housing will monitor compliance with the 50 year affordability term.

**b. Is a public hearing required for this legislation?**

No.

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

No, this legislation does not require landlords or sellers to provide information regarding a sale.

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

No.

**e. Does this legislation affect a piece of property?**

Yes. A map of the property showing the property and surrounding area is provided as Attachment 1 to this Summary and Fiscal Note.

**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? What is the Language Access plan for any communications to the public?**

The Request for Proposals (RFP) articulated, in the evaluation criteria, that “the successful proposal will be submitted by an organization(s) that has demonstrated success in reaching traditionally underserved populations, including people of diverse ethnic and cultural background and people with disabilities. OH will prioritize proposals that identify strategies for engagement of/marketing to communities with historical ties to the neighborhood.”

The chosen developer, Homestead Community Land Trust, has a memorandum of understanding with Africatown CLT to assist with homebuyer outreach and sub-contractor recruitment and is actively participating in the work of OH to give guidance around the use of Community Preference in City funded housing.

- 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).**

This legislation is a continuation of the Homebuyer Assistance Program as contemplated under the Development Subsidy section.

**List attachments/exhibits below:**

Attachment 1 - Map of Property