

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Seattle City Light	Lynn Best / 386-4586	Greg Shiring / 386-4085

** 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 City Light Department and the Office of Housing; transferring jurisdiction of the former Loyal Heights and Phinney Substation properties from the City Light Department to the Office of Housing for the purpose of developing permanently affordable home ownership.

Summary and background of the Legislation: This legislation will transfer City’s Loyal Heights Substation property and Phinney Substation property from the jurisdiction of City Light to the Office of Housing for no cost.

These two properties were removed from active utility use as part of the 4kV to 26kV system transition and are excess to the needs of City Light.

Potential environmental contamination at the properties will be addressed in accordance with standard City policies and procedures for disposition of real property.

Resolution 31424 requires specific community outreach steps for the disposition of excess City Light properties. These requirements were met in September through November of 2017.

The City’s Office of Housing is seeking to facilitate the development of permanently affordable home ownership at the Loyal Heights and Phinney properties. These transfers are consistent with the Washington State Legislature’s Third Substitute House Bill 2383 and The City of Seattle resolution 31829 which established a priority for dedicating these types of properties to the development of affordable housing.

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?

No.

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

Office of Housing would lose the opportunity to develop permanently affordable home ownership at these sites.

4. OTHER IMPLICATIONS

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

Yes. The Office of Housing plans to develop the two properties for permanently affordable home ownership. In terms of other departments, as required by Resolution 31424, they were given the opportunity to express their interest in the properties and none (other than the Office of Housing) did so.

b. Is a public hearing required for this legislation?

Yes, and it has already been conducted by City Light. A public hearing is required by RCW 35.94.040 prior to the adoption of legislation authorizing a property sale. Resolution 31424 requires that City Light conduct this public hearing during the evening and in the neighborhood of the property, prior to submitting authorizing legislation to the City Council. This public hearing was conducted on November 16, 2017 with a transcript made of the hearing.

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?

Not specifically for this legislation. Resolution 31424 requires that City Light place a notice about the public hearing mentioned immediately above, in the Daily Journal of Commerce (DJC) for two days, at least 30 days prior to the public hearing. This notice was placed in the DJC in early October 2017.

e. Does this legislation affect a piece of property?

Yes. It affects these two properties:

- The former Loyal Heights Substation Property at 7750 28th Ave NW
- The former Phinney Substation Property at 6109 Phinney Ave N

Maps of these two properties are provided as Exhibit 1 and 2 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?

There are no direct impacts on vulnerable or historically disadvantaged communities. The two properties are to be sold for the purpose of developing permanently affordable home ownership, which may be an indirect disproportional benefit to members of vulnerable or historically disadvantaged communities.

- 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).**

N/A

List attachments/exhibits below:

Summary Exhibit 1 – Map of Loyal Heights Substation

Summary Exhibit 2 – Map of Phinney Substation