

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to low-income housing; modifying the 2016 Housing Levy Acquisition and Preservation Program as described in Ordinance 125028; amending the Administrative and Financial Plan for the 2016 Housing Levy and the Housing Funding Policies for the 2016 Housing Levy and other fund sources, each as adopted by Ordinance 125308; amending Ordinance 125493, which amended the 2018 Budget (Ordinance 125475), by revising Budget Summary Level Purpose Statements; authorizing the Director of Housing to use 2016 Housing Levy funds to acquire options; and ratifying and confirming certain prior acts.

..body

WHEREAS, the Acquisition and Preservation Program is one of five affordable housing programs for low-income households funded by the 2016 Housing Levy, as authorized by Ordinance 125028 and approved by the voters in 2016; and

WHEREAS, Ordinance 125028, subsection 5.D, authorizes the City Council to make changes to Housing Levy programs; and

WHEREAS, Lincoln Institute of Land Policy data show Seattle metro area home and land values increased by 42 percent and 66 percent respectively between 2011 and 2016; and

WHEREAS, surplus land can serve as a valuable resource for affordable housing; and

WHEREAS, City-owned properties, including sites that may not be transferred for less than fair market value and sites that are under-utilized and may be slated for redevelopment, provide opportunities for additional affordable housing; and

WHEREAS, strategic acquisition of property by the Office of Housing presents an important opportunity to advance the City’s affordable housing locational priorities and deliver multiple community benefits in affordable housing developments; and

1 WHEREAS, strategic acquisition advances the Office of Housing’s efforts to affirmatively  
2 further fair housing by providing housing opportunities across the City, increases  
3 opportunities for affordable housing in locations with major transit investments expected,  
4 little existing affordable housing, and/or high displacement risk; and

5 WHEREAS, strategic acquisition can help the Office of Housing pursue site assembly that  
6 unlocks the potential of publicly-owned parcels, including small sites, that would  
7 otherwise have limited value for affordable housing development; and

8 WHEREAS, strategic acquisition of property by the Office of Housing complements newly  
9 adopted policies on publicly-owned property, which allow for investment through place-  
10 based Requests for Proposals and can result in the solicitation of high quality, cost-  
11 effective housing proposals that deliver on specified community outcomes.

12 NOW, THEREFORE,

13 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

14 Section 1. The Seattle Housing Levy Administrative & Financial Plan for Program Years  
15 2017-2018, previously adopted by Ordinance 125308, is amended as shown in Exhibit A to this  
16 ordinance, modifying the scope of the Acquisition and Preservation Program.

17 Section 2. The Housing Funding Policies for the 2016 Seattle Housing Levy and other  
18 fund sources, previously adopted by Ordinance 125308, are amended as shown in Exhibit B to  
19 this ordinance.

20 Section 3. The scope of the Acquisition and Preservation Program as described in Exhibit  
21 1 to Ordinance 125028 is modified to include use of funds for Site Acquisition, as defined in  
22 Exhibit B to this ordinance, consistent with the amendments adopted in Sections 1 and 2 of this

1 ordinance. To implement this program as modified, the Director of Housing may expend 2016  
 2 Housing Levy funds to acquire options on real property interests.

3 Section 4. The 2018 Adopted Budget is amended to revise Budget Summary Level  
 4 Purpose Statements in certain Budget Control Levels for the Office of Housing in Attachment A  
 5 to Ordinance 125493, which replaced Attachment A to Ordinance 125475, as follows:

Department	Fund	Fund No.	Budget Summary Level Code	Budget Summary Level Name	Budget Summary Level Purpose	2018 Appropriations
* * *						
Executive (Office of Housing)	Low-Income Housing Fund	16400	BO-HU-2000	Homeownership & Sustainability	The purpose of the Homeownership & Sustainability Budget Summary Level is to <del>((provide loans and grants to low income Seattle residents to support first time homebuyers, health and safety home repair needs, and energy efficiency improvements for low income residents))</del> <u>invest in the acquisition and development of affordable for-sale housing and in property intended to be used for such housing; to support low-income homebuyers and homeowners through programs that include downpayment assistance, home repair financing, and weatherization and energy efficiency improvements; and to invest in repair, weatherization, and energy efficiency improvements for existing affordable multifamily rental projects.</u>	\$5,243,734

Department	Fund	Fund No.	Budget Summary Level Code	Budget Summary Level Name	Budget Summary Level Purpose	2018 Appropriations
Executive (Office of Housing)	Office of Housing Fund	16600	BO-HU-2000	Homeownership & Sustainability	The purpose of the Homeownership & Sustainability Budget Summary Level is to <del>((provide loans and grants to low income Seattle residents to support first time homebuyers, health and safety home repair needs, and energy efficiency improvements for low income residents))</del> <u>invest in the acquisition and development of affordable for-sale housing and in property intended to be used for such housing; to support low-income homebuyers and homeowners through programs that include downpayment assistance, home repair financing, and weatherization and energy efficiency improvements; and to invest in repair, weatherization, and energy efficiency improvements for existing affordable multifamily rental projects.</u>	\$1,735,160
Executive (Office of Housing)	General Fund	00100	BO-HU-2000	Homeownership & Sustainability	The purpose of the Homeownership & Sustainability Budget Summary Level is to <del>((provide loans and grants to low income Seattle residents to support first time homebuyers, health and safety home repair needs, and energy efficiency improvements for low-</del>	\$200,000

Department	Fund	Fund No.	Budget Summary Level Code	Budget Summary Level Name	Budget Summary Level Purpose	2018 Appropriations
					<p><del>income residents</del>) invest in the acquisition and development of affordable for-sale housing and in property intended to be used for such housing; to support low-income homebuyers and homeowners through programs that include downpayment assistance, home repair financing, and weatherization and energy efficiency improvements; and to invest in repair, weatherization, and energy efficiency improvements for existing affordable multifamily rental projects.</p>	
Executive (Office of Housing)	Office of Housing Fund	16600	BO-HU-1000	Leadership and Administration	The purpose of the Leadership and Administration Budget Summary Level is to provide centralized leadership, strategic planning, program development, and financial management support services to the office.	\$4,242,872
Executive (Office of Housing)	General Fund	00100	BO-HU-1000	Leadership and Administration	The purpose of the Leadership and Administration Budget Summary Level is to provide centralized leadership, strategic planning, program development, and financial management support services to the office.	\$268,740

Department	Fund	Fund No.	Budget Summary Level Code	Budget Summary Level Name	Budget Summary Level Purpose	2018 Appropriations
Executive (Office of Housing)	Low-Income Housing Fund	16400	BO-HU-3000	Multifamily Housing	The purpose of the Multifamily ( <del>Lending</del> ) Housing Budget Summary Level is to ( <del>make long term, low-interest loans to develop or preserve affordable multifamily rental housing; and to monitor the affordable housing portfolio</del> ) <u>invest in the acquisition, development, and preservation of affordable multifamily rental housing and in property intended to be used for such housing; and to monitor the portfolio of affordable housing produced through Office of Housing programs.</u>	\$55,807,299
Executive (Office of Housing)	Office of Housing Fund	16600	BO-HU-3000	Multifamily Housing	The purpose of the Multifamily ( <del>Lending</del> ) Housing Budget Summary Level is to ( <del>make long term, low-interest loans to develop or preserve affordable multifamily rental housing; and to monitor the affordable housing portfolio</del> ) <u>invest in the acquisition, development, and preservation of affordable multifamily rental housing and in property intended to be used for such housing; and to monitor the portfolio of affordable housing produced through Office of Housing programs.</u>	\$1,550,446
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1           The modifications in this section apply to additions to Office of Housing Budget Control  
2 Levels in the 2018 Budget made by Ordinance 125534.

3           Section 5. Any act consistent with the authority of this ordinance taken prior to its  
4 effective date is ratified and confirmed.

1 Section 6. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
5 and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
6 \_\_\_\_\_, 2018.

7 \_\_\_\_\_  
8 President \_\_\_\_\_ of the City Council

9 Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

10 \_\_\_\_\_  
11 Jenny A. Durkan, Mayor

12 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

13 \_\_\_\_\_  
14 Monica Martinez Simmons, City Clerk

15 (Seal)

- 16 Exhibits:  
17 Exhibit A – Housing Levy Administrative & Financial Plan, Program Years 2017-2018, as  
18 amended  
19 Exhibit B – Housing Funding Policies, as amended