



SDCI 2018 ANNUAL UPDATE



Presentation to the Planning, Land Use, and Zoning Committee
Nathan Torgelson | May 1, 2019

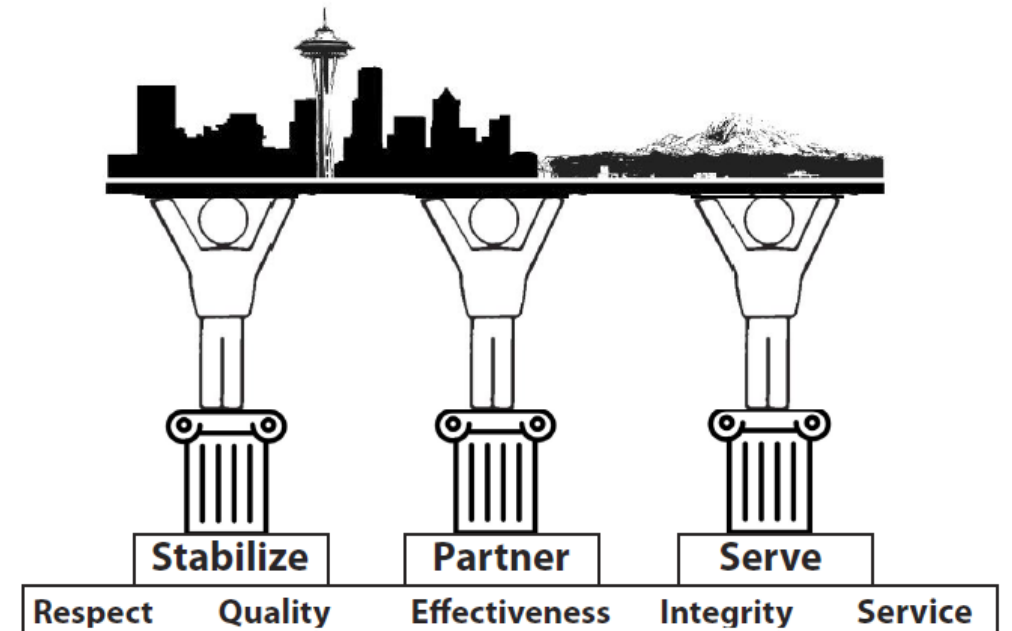
PURPOSE AND VALUES

Our Purpose

As stewards and regulators of land and buildings, we preserve and enhance equity, livability, safety, and health of our communities.

Our Values

- Respect
- Quality of work
- Effectiveness
- Integrity
- Service



SDCI OVERVIEW

375 current employees in six divisions.

Organization	Total Employees
Director's Office	14
Departmental Administration	26
Code Compliance	44
Land Use Services	87
Engineering Services	97
Inspection Services	107



SDCI OVERVIEW

New Hires

- 50% identified as people of color
- 52% identified as women

Promotions

- 45% identified as people of color
- 32% identified as women



SDCI OVERVIEW

- 2019 adopted \$84.94M budget (91% funded by permit and other revenues)
- Over 51,472 permits issued in 2018
- 9,821 enforcement complaints
- 31,721 registered rental properties comprising 159,270 units
- 1,795 tenant assistance inquiries resulting in 365 cases for Landlord/Tenant and TRA0/Other



WHAT WE DO

- Permit review and issuance—implement 17 City Codes
- Design Review on major projects
- Inspections
- Code enforcement
- Tenant protections and rental inspection program
- Zoning code revisions
- Community engagement



WHAT WE DO

Permits Issued in 2018

- Master Use Permits: 679
- Building Permits: 6,682
- Electrical Permits: 23,971
- Net Number of Residential Units Permitted: 7,821



WHAT WE DO

194,527 Inspections in 2018

- Construction Inspections: 108,501
- Land Use: 2,536
- Electrical: 80,560
- Demolition: 2,330
- Sign: 600

9,821 Complaints in 2018

- Construction: 1,568
- Landlord/Tenant: 1,765
- Housing: 643
- Shorelines: 25
- Noise: 953
- Vacant Buildings: 568
- Weeds: 1,683
- Zoning: 2,457
- Trees: 159

PERMIT INTAKE VALUE AND VOLUME

Permit intake values increased while issuance values decreased from 2017 to 2018. These volumes still represented some of our largest recorded volume and value totals in the last 20 years, even when adjusted for inflation.



2018

Permit Count: 11,046

Intake Value: \$4.6 billion

Issuance Value: \$3.9 billion

2017

Permit Count: 10,459

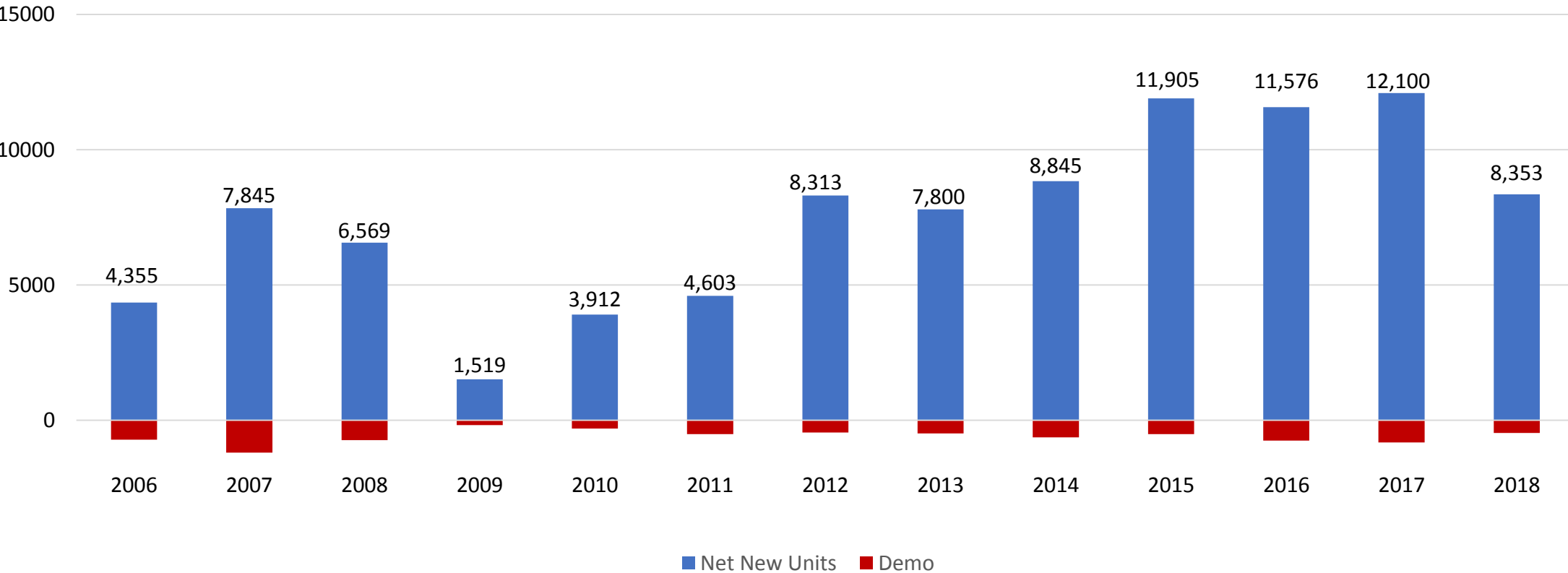
Intake Value: \$4.3 billion

Issuance Value: \$5.1 billion



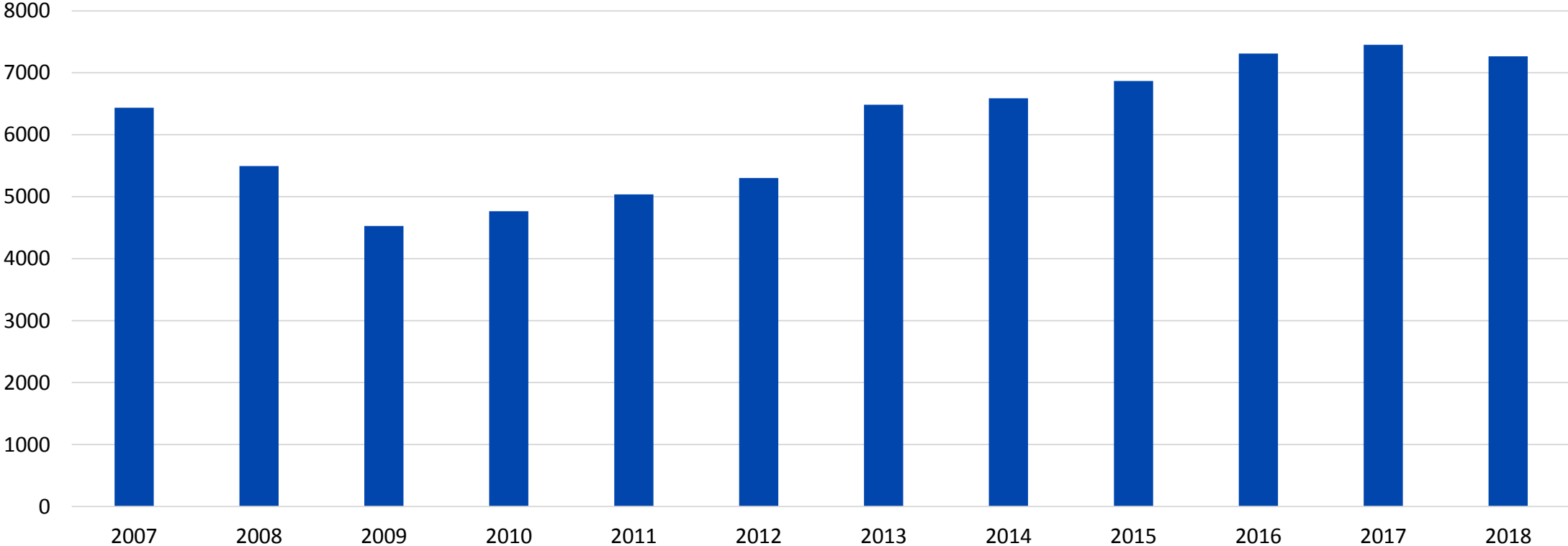
RESIDENTIAL UNITS

Residential units reported in the year the construction permit was issued
(includes units completed and those that are permitted, but not yet built); 69,000 gross units in last 7 years



BUILDING PERMIT INTAKE 2007-2018

Permit Count



FEE RESTRUCTURING

For 2019, SDCI restructured Building Permit and Land Use hourly fees to support the extension of term-limited positions and to fully fund a core-staffing reserve.

Land Use Hourly: From 2000-2016, the Land Use Hourly billing rate was unchanged at \$250. Beginning in 2016, SDCI began a series of increases to catch this rate up to inflation, and for 2019, Council voted to raise the rate to \$386, fully catching the rate up to inflation.

Building Permit Fees: Permit fees for projects with values over \$1 million were increased, and the minimum fee for building permits will now be indexed to inflation. Additionally, the building valuation data that sets project values was modified to more properly reflect construction costs in Seattle.

PERMITTING SYSTEM UPGRADE

April 2018, launched new permitting system using the Accela platform.

- Previous system was out-of-date, unsupported, and failing daily
- Accela allows for a city-wide platform to integrate services and provide a single interface for customers
- Accela will make systems and processes more streamlined
 - Better automation progresses permits through the system
 - Better process efficiencies and better tracking
 - Increase coordination with other departments (Fire and SDOT)



PERMITTING SYSTEM UPGRADE

We had a rocky roll-out that negatively impacted our customers. We have improved the system over the past year by:

- Prioritizing system enhancements for implementation, including adding fields to the customer records
- To resolve issues more quickly, we created a short-term customer support team and increased IT staffing to address those issues
- Developing a feedback loop to continue gathering customer suggestions for improvements
- Created short videos on selected topics
- Adding to the Help Center as we get new information



DESIGN REVIEW UPDATES IMPLEMENTATION

City's Design Review Program updated in 2017; went in to effect July 1, 2018.

Primary changes:

- Simplify and raise thresholds for design review
- Focus board reviews on larger, more complex projects
- Add a new requirement for early community outreach
- Include technology improvements and additional training

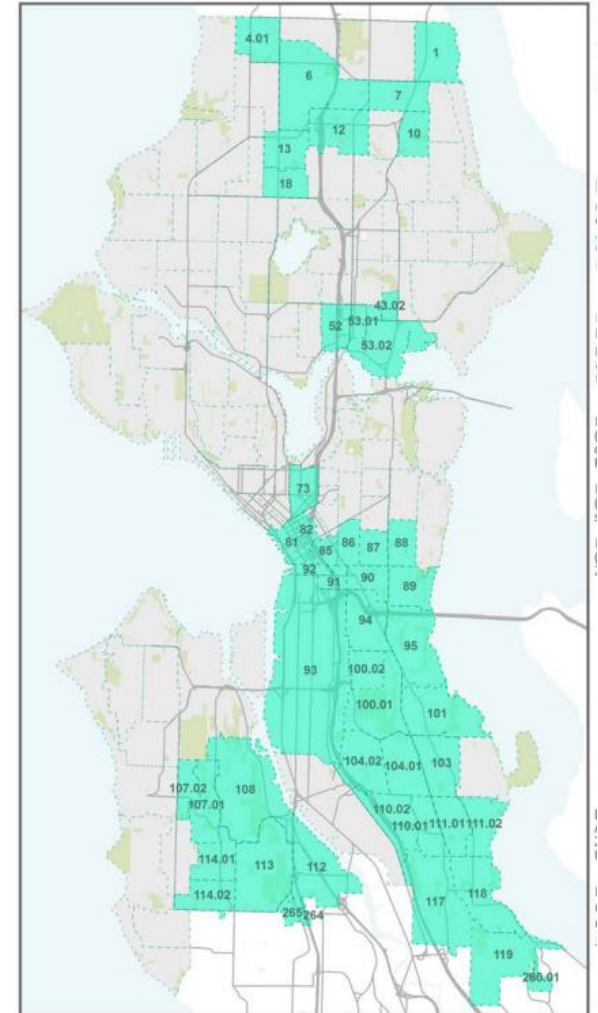


DESIGN REVIEW EARLY OUTREACH

- Joint rule with Department of Neighborhoods
- Requires developers to notify residents and businesses of coming projects in their neighborhoods

Goals of Early Outreach

- Allows community members to weigh in early
- Broadens participation
- Focus on equity areas
- **Allows Design Review meeting to focus on design**



NEIGHBORHOOD PARKING LEGISLATION

- Addresses parking to accomplish HALA objectives
- Provides broad flexibility to share parking, to aid neighborhood needs
- Supports transportation choices, such as transit ridership and biking
- Supports neighborhood growth where transportation options are plentiful
- Requires that parking leases are separate from leases for housing units and commercial spaces



RENTING IN SEATTLE PROGRAM

- Requested and funded by the Council
- Enhanced outreach and education with focus on historically underrepresented communities
- Cross- department coordination with SOCR, DON, OIRA, HSD, OH
- Launched dedicated web site for landlords and tenants www.seattle.gov/rentinginseattle
- Established dedicated helpline: (206) 684-5700
- Created new infographics illustrating the various stages in the renting process



RENTING IN SEATTLE OUTREACH

- Over 30 events in 2018. Over 50 planned for 2019.
- Partnership with SOCR on a joint training curriculum for landlords.
- Quarterly landlord workshops.
- Weekly training for SHA tenants at their voucher orientation.
- Targeted outreach to historically underrepresented communities, such as:
 - Latinx renters in South Park through SPIARC
 - Somali renters in New Holly.
- Ethnic Media advertising – 14 publications.



2019 LEGISLATION AND ISSUES

Legislation

- Electric Vehicle Charging
- Vessel Definition
- Zoning Changes for Seattle Pacific University

Issues

- Tenant Outreach Grants
- MHA Implementation
- Vacant Building Monitoring Program Implementation
- Major Projects
 - Seattle Center Arena
 - Northgate



QUESTIONS?

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