## 2019 - 2020 Seattle City Council Green Sheet

**Review Draft** 

| Tab | Action | Option | Version |
|-----|--------|--------|---------|
| 33  | 8      | С      | 1       |

**Budget Action Title:** Amend CB 119386, SDCI's Fee Ordinance, add 3 FTE Inspectors, and

appropriate \$457,000 in 2019 and \$483,000 in 2020 from SDCI fund balance

to expand the Vacant Building Monitoring Program

Ongoing: Yes

Has CIP Amendment: No Has Budget Proviso: No

Primary Sponsor: Herbold, Lisa

Councilmembers: Harrell; O'Brien

Staff Analyst: Ketil Freeman

Council Bill or Resolution: 119386

| Date | Total   | ВС | SB | TM | LG | ВН | LH | RJ | DJ | MO |
|------|---------|----|----|----|----|----|----|----|----|----|
| KS   | Yes     |    |    |    |    |    |    |    |    |    |
|      | No      |    |    |    |    |    |    |    |    |    |
|      | Abstain |    |    |    |    |    |    |    |    |    |
|      | Absent  |    |    |    |    |    |    |    |    |    |

## **Summary of Dollar Effect**

See the following pages for detailed technical information

|                                   | 2019 Increase (Decrease) | 2020 Increase (Decrease) |
|-----------------------------------|--------------------------|--------------------------|
| General Subfund                   |                          |                          |
| General Subfund Revenues          | \$0                      | \$0                      |
| General Subfund Expenditures      | <u>\$0</u>               | <u>\$0</u>               |
| Net Balance Effect                | \$0                      | \$0                      |
| Other Funds                       |                          |                          |
| Construction and Inspections Fund |                          |                          |
| Revenues                          | \$0                      | \$0                      |
| <u>Expenditures</u>               | <u>\$457,000</u>         | <u>\$483,000</u>         |
| Net Balance Effect                | (\$457,000)              | (\$483,000)              |
|                                   |                          |                          |
|                                   |                          |                          |
| Total Budget Balance Effect       | (\$457,000)              | (\$483,000)              |

# **Budget Action description:**

This green sheet would amend CB 119386, the Seattle Department of Construction and Inspections' Fee Ordinance, to increase fees for an enhanced Vacant Building Monitoring Program (VBMP). This green sheet would also add \$457,000 and three new inspector positions in 2019 and \$483,000 in 2020 for an enhanced

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VBMP, and provide appropriation authority from SDCI operating fund balance for initial start-up costs, including three vehicle purchases. Appropriations in 2019 assume nine months of program operation and \$105,000 for vehicle purchases.

Amendments to CB 119386 are shown below. Amendments are shown in <u>double underline or</u> <u>strikethrough</u>.

Section 15. Section 22.900F.010 of the Seattle Municipal <u>Code, l</u>ast amended by Ordinance 125451, is amended as follows:

## 22.900F.010 Monitoring vacant buildings

\* \* \*

| Table F-1 for 22.900F.010—Monitoring Vacant Buildings                                 |   |  |  |  |  |  |  |  |
|---|---|--|--|--|--|--|--|--|
| Condition of Premises   | Fee                                       |  |  |  |  |  |  |  |
| <u>Initial Enrollment Fee</u>   | <u>\$2056.00</u>                          |  |  |  |  |  |  |  |
| Building is closed to entry and premises are in compliance with                       | <del>((\$253.80)) \$261.40 or</del>       |  |  |  |  |  |  |  |
| applicable codes. (This fee is charged per visit with 4 visits a year)                | <del>\$1,045.60 a year</del>              |  |  |  |  |  |  |  |
| Building is closed to entry and premises are not in compliance with applicable codes. | (( <del>\$422.30</del> )) <u>\$435</u>    |  |  |  |  |  |  |  |
| Building is not closed to entry regardless of compliance with applicable codes.       | (( <del>\$506.55</del> )) <u>\$521.75</u> |  |  |  |  |  |  |  |

\* \* \*

# Background

Since 2013 complaints related to vacant buildings have increased by 64 percent. The proposal would provide resources in SDCI for the Code Compliance division to enhance the existing Vacant Building Monitoring Program. The Vacant Building Monitoring Program is a program authorized under the Housing and Building Maintenance Code. Under that program hazardous and nuisance vacant properties are regularly inspected and abated. Changes to the program would include amending the Seattle Municipal Code and implementing regulations to establish triggering events for enrollment or registration in the program, strengthening minimum standards for vacant buildings, establishing a fee to cover the cost of the program, and penalties for ongoing failure to correct violations, while minimizing costs to owners when buildings are well maintained. Staff will identify the resources needed to implement an enhanced program in 2019; moving forward the program would be supported by program fees.

Furthermore, the Council is working with the Law Department to change business practices to increase fee collection rates from an average 65% over the last three years to at least 70% which would bring the enrollment fee down.

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# **Budget Action Transactions**

**Budget Action Title:** Amend CB 119386, SDCI's Fee Ordinance, add 3 FTE Inspectors, and appropriate \$457,000 in 2019 and \$483,000 in 2020 from SDCI fund balance to expand the Vacant Building Monitoring Program

| # | Transaction Description  | Position Title                   | Number<br>of | FTE | Dept | BCL or Revenue<br>Source                    | Summit<br>Code  | Fund  | Year | Revenue<br>Amount | Expenditure<br>Amount |
|---|--|----------------------------------|--------------|-----|------|---|-----------------|-------|------|-------------------|-----------------------|
|   |  |                                  | Positions    |     |      | Jource                                      | Couc            |       |      | Amount            | Amount                |
| 1 | Increase revenue from SDCI's fund balance for 3 FTE Inspectors and onetime costs for enhanced VBMP |                                  |              |     | SDCI | Use of<br>(Contribution To)<br>Fund Balance | 379100          | 48100 | 2019 | \$457,000         |                       |
| 2 | Increase appropriation for 3 FTE Inspectors for VBMP   | Housing/Zoning<br>Inspector - FT | 3            | 3   | SDCI | Compliance                                  | BO-CI-<br>U2400 | 48100 | 2019 |                   | \$352,000             |
| 3 | Increase appropriation for vehicle purchases   |                                  |              |     | SDCI | Compliance                                  | BO-CI-<br>U2400 | 48100 | 2019 |                   | \$105,000             |
| 4 | Increase revenue from SDCI's fund balance for enhanced VBMP staffing and operations                |                                  |              |     | SDCI | Use of<br>(Contribution To)<br>Fund Balance | 379100          | 48100 | 2020 | \$483,000         |                       |
| 5 | Increase appropriation for enhanced VBMP   |                                  |              |     | SDCI | Compliance                                  | BO-CI-<br>U2400 | 48100 | 2020 |                   | \$483,000             |