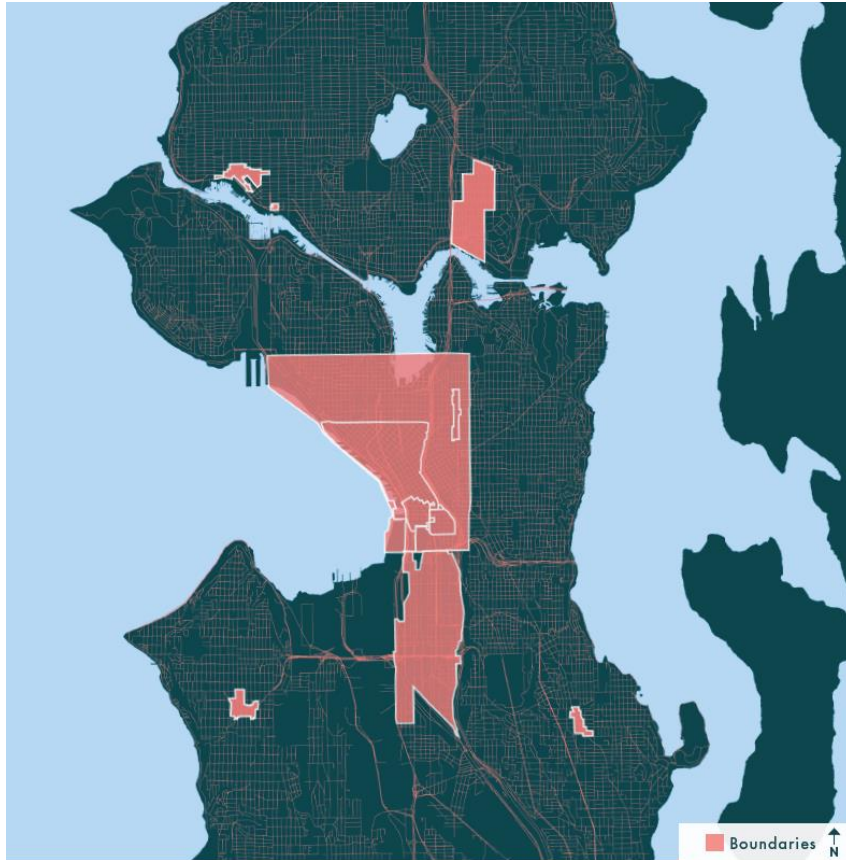


UDBIA Reauthorization Overview

May 20th, 2020

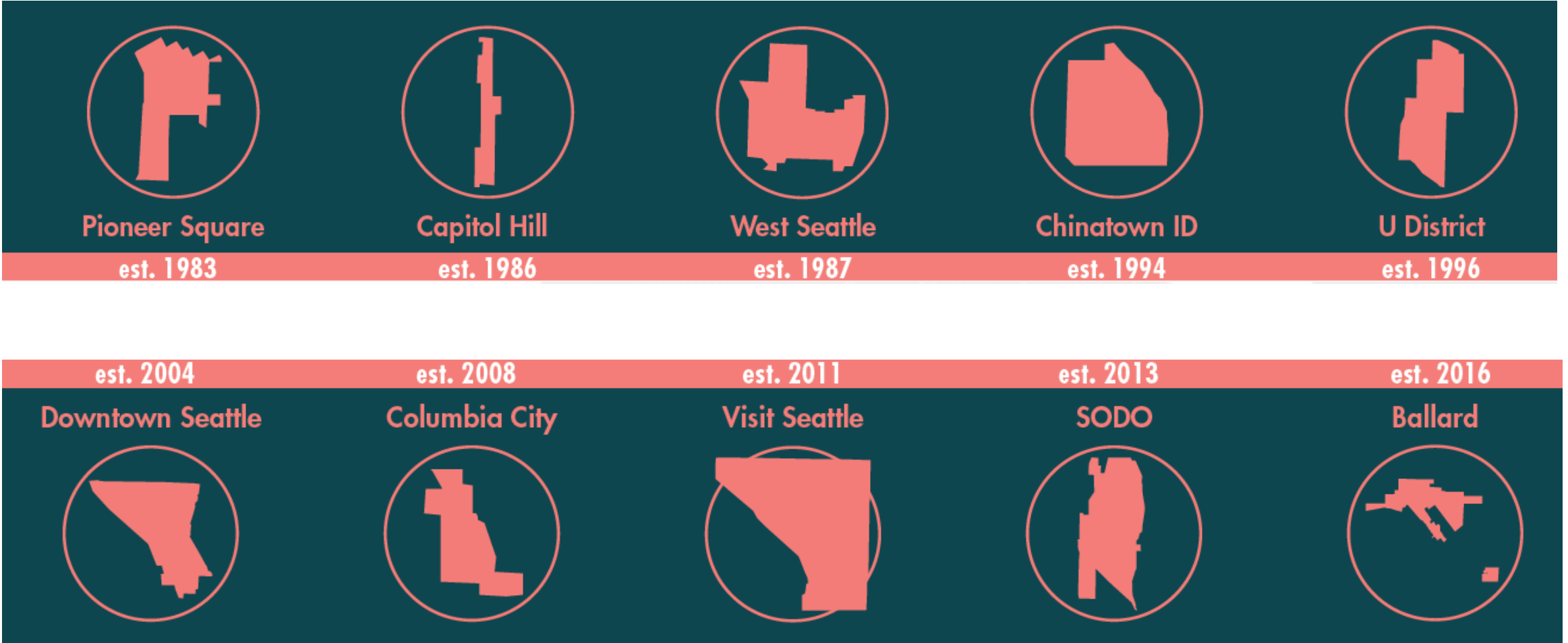


BIA PROGRAM



- 10 BIAs in Seattle generating \$26 million dollars in enhanced business services and programs
- Local control, predictable and sustainable funding
- Revenue collected is 100% allocated to the district
- Vital partnership between City and Districts

BIA DISTRICTS



MARKETING & PROMOTIONS

Efforts to create a positive, consistent image of local businesses and the district as a whole. This includes marketing, promoting events, holiday activities, advertising, and media.

CLEAN & SAFE PROGRAMS

Efforts that contribute to a district's feeling clean and safe for visitors, customers, and employees. This includes sanitation, landscaping, public safety, lighting, homeless outreach, and power washing.

PUBLIC REALM IMPROVEMENTS & PLANNING

Efforts to make business districts and neighborhoods inviting, easily accessible, and supportive of community visions. This includes activation of public spaces, transportation planning, beautification, and urban design.

BUSINESS & ECONOMIC DEVELOPMENT

Efforts that support businesses and local economies to prosper. This includes networking, retail recruitment, technical assistance, and business outreach.

PROFESSIONAL MANAGEMENT & ORGANIZATIONAL DEVELOPMENT

Professional program management and collaboration with property owners, businesses, and residents toward a common vision for the business district.

ADVOCACY

Efforts to coordinate and organize support or actions around issues relating to business districts. This includes communications, policy research, and working with key decision-makers.

CREATING A BIA

1. BIA FORMATION:

Community demonstrates 60 plus percent support from ratepayers

- Proponents can utilize property values, building and lot square footage, business and occupation taxes, or any other reasonable factor relating to the benefits received

2. CITY DEPARTMENT REVIEW:

OED evaluates each BIA proposal for its adherence to City policies and State RCWs

OED ensures that ratepayers are receiving benefits from proposed BIA programs and services

- Completed a BIA Benefit Analysis & Review
- Completed a Racial Equity Toolkit
- Completed a BIA 5-year Program Evaluation

3. CITY AUTHORIZATION:

BIAs are approved by City Council, using authority provided in RCW 35.97A

UDBIA REAUTHORIZATION



2020 UDBIA RENEWAL

- As of 4/10/19, U. District Partnership had **secured 65.39%** of support
- The University of Washington represents **34.80%** of support **(\$423.1K)**
- 223 signed petitions out of 527 petitions representing **\$792,917.13** of support out of a base assessment of **\$1,212,623.45**
- The renewal is slated for **12 years** and the assessable ratepayers are property owners with ratepayer board representation that encompasses residents, business tenants, property owners, and the University of Washington



ASSESSMENT TYPES

PROPERTY BASED	\$ RATE PER \$1000	BASE PROPERTY YEAR	EXEMPTIONS/ DESIGNATED ZONES	ASSESSMENT CEILINGS	DISTRICTWIDE UPDATE/ NEW BENEFIT
DOWNTOWN/MID	.37/\$1000	2013	Yes	Yes	Every 4 Years + New Benefit
SODO	.50/\$1000	2017	Yes	No	Every 2 Years
U. District	.25/\$1000	2015	Yes	No	New Benefit
Ballard	.52/\$1000	2014	Yes	Yes	New Benefit
Columbia City	.20/\$1000	2008	No	No	Annual Update
BUSINESS BASED	\$ RATE	BASE PROPERTY YEAR	EXEMPTIONS/ DESIGNATED ZONES	ASSESSMENT CEILINGS	DISTRICTWIDE UPDATE
West Seattle	.80-3.025/\$1000 B&O	N/A	Yes	Yes	Business Self-Report (Quarterly)
Broadway	2.00/\$1000 B&O	N/A	Yes	Yes	Business Self-Report (Quarterly)
Seattle Tourism	2.00/per night of occupied room	N/A	No	No	Hotel Self-Report (Quarterly)

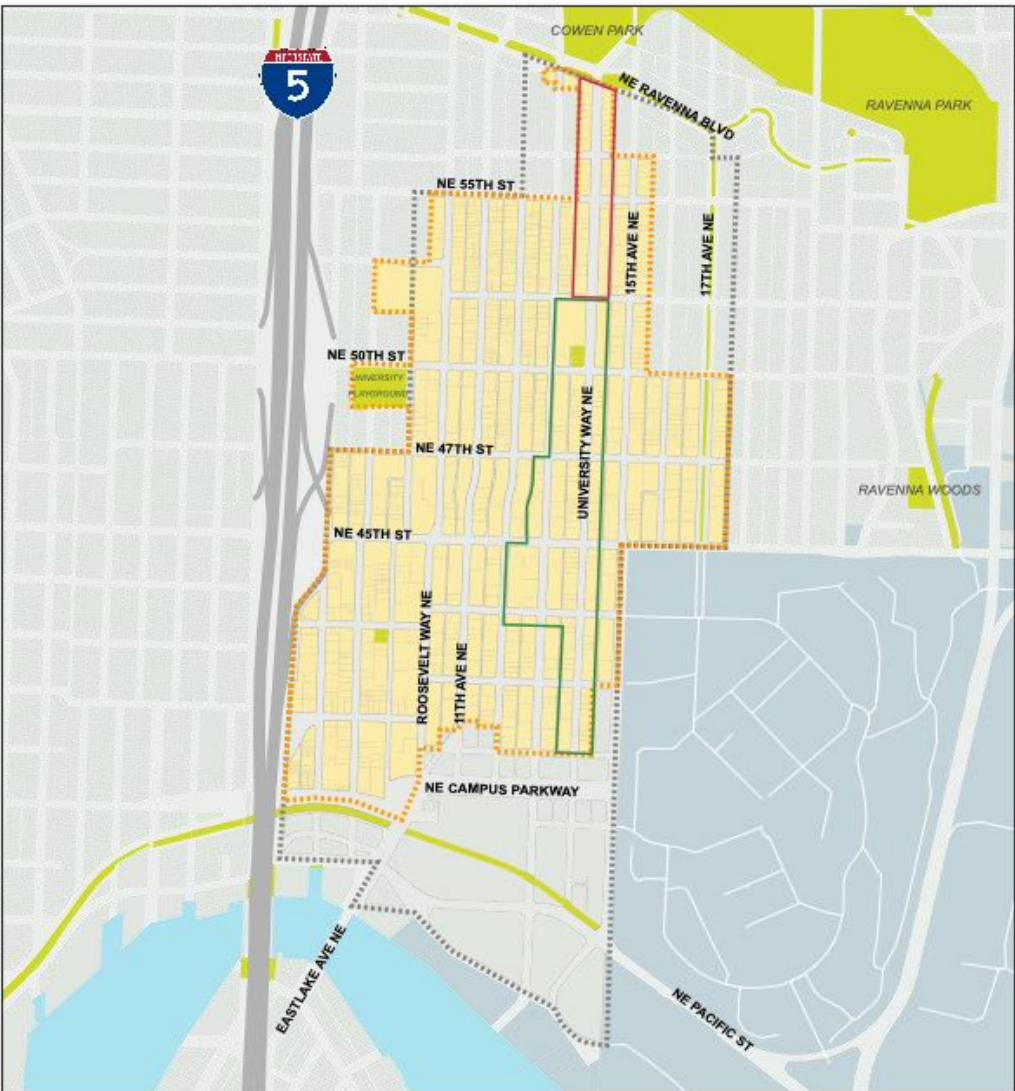
ORDINANCE UPDATES

- New District wide cleaning fee of \$0.03 per lot sq. foot
- Minor UDBIA boundary adjustments
- BIA Formula will grandfather in current assessments, with a modest increase
- 14 MFTE Parcels no longer receives the nonprofit rate
- Private Properties on UW leased lands are assessable

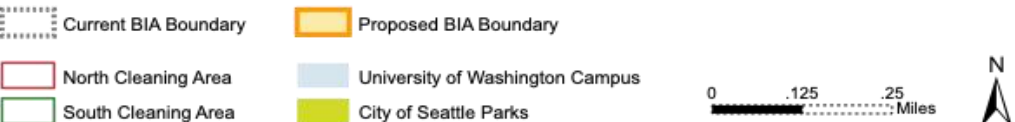


REVISED BOUNDARIES

- Reduce NE boundaries along 17th Ave
- Reduce Southern boundaries along NE Campus Parkway
- Conformity to the Urban Core Overlay



Proposed New U District BIA Boundary



RISING U. DISTRICT PROPERTY VALUES

King County is required to value land based on "**Highest and Best Use**"

U. District is seeing significant increases in land value and land sales

In response to public feedback, the proposed UDBIA assessment will maintain the current assessment levels as of 2019-2020, with a modest rate increase



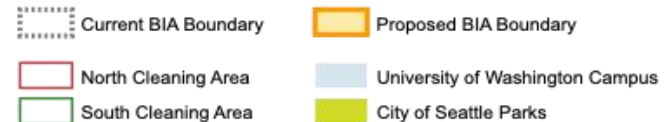
ASSESSMENTS

The U District base assessment formula is **\$0.275/\$1,000** of the Total Taxable Value (TTV) and/or Total Appraised Value (TAV) for the established base year

- South Cleaning Area = $(\$0.16 \times (\text{Total Lot Square Feet}))$
- North Cleaning Area = $(\$0.09 \times (\text{Total Lot Square Feet}))$
- Greater District Cleaning Area (all other properties outside the South and North Cleaning Areas) = $(\$0.03 \times (\text{Total Lot Square Feet}))$
- New Benefit designates that development will be updated annually using the latest King County Records



Proposed New U District BIA Boundary



0 .125 .25 Miles



LA PAZ APARTMENTS

Current Assessments

\$956.95

Proposed Renewal

\$1,077.65

If updated to 2019 Property Value

\$1,835.35



LIGHTBOX

MFTE Properties no longer receive a Non-Profit Discounted Rate (14 Total Properties)

Before	
Total Taxable Value	\$749,000
Assessment	\$2,497.54
After	
Total Appraised Value	\$36,964,700
Assessment	\$9,053.92



BRIDGES ON 11TH

Privately Properties on land leased from UW are assessable

184-unit complex is owned by Curve Ventures LLC, the land is leased to the developer from the University via a 99-year agreement

Total Appraised Value
\$66,796,000
Proposed Base Assessment
\$16,797.65



QUESTIONS

OFFICE OF ECONOMIC DEVELOPMENT

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