

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
OH/ City Council	Kelli Larsen/Traci Ratzliff	Nick Tucker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to housing for low-income households; adopting the Housing Levy Administrative and Financial Plan for program years 2024-2026; adopting Housing Funding Policies for the 2023 Housing Levy and other fund sources; authorizing actions by the Director of Housing regarding past and future housing loans and contracts; creating two funds for Housing Levy revenues; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation: The 2023 Housing Levy, approved by voters in November 2023, authorizes property tax levies for seven years, 2024 through 2030. The Office of Housing (OH) administers four Levy programs that produce and preserve rental housing, provide operating subsidy for rental housing, and assist low-income home buyers and homeowners. The Human Services Department (HSD) administers the levy program elements that provide assistance to prevent homelessness and help homeless individuals and families achieve stable housing.

Ordinance 126837, passed by City Council on June 13, 2023, placed the Levy on the November ballot and directed OH to prepare an Administrative and Financial Plan (A&F Plan) every two years beginning in 2024.

The A&F Plan contains an annual funding plan for the levy, use of program income and investment earnings, reporting requirements, and policies for each levy program. Investment earnings from the Rental Production funds will be used for the homelessness prevention program that assists households at imminent risk of homelessness. The A&F Plan is accompanied by the Housing Funding Policies (HFP), which are appended to the plan. The HFP applies to Levy funds and other housing funds administered by OH as specified for each program.

This legislation also creates two new funds in the City Treasury needed to receive and manage revenue from the 2023 Levy.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? Yes No
Appropriations and revenues related to the 2023 Housing Levy have already been incorporated into the 2024 Adopted Budget.

4. OTHER IMPLICATIONS

- a. **Please describe how this legislation may affect any departments besides the originating department.**

The A&F Plan incorporates policies that govern the Housing Levy Homelessness Prevention and Housing Stability Services program administered by HSD.

- b. **Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

No

- c. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. **How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

OH's funding programs address racial disparities in housing cost burden, homeownership rates, and homelessness. Demographic data of residents in OH funded rental and ownership housing continues to demonstrate the value of these investments in providing housing stability and mobility for communities of color who have been disproportionately impacted by declining housing affordability, displacement, homelessness, poverty, and the COVID-19 pandemic. This proposal enables the City to strategically utilize limited resources for unique opportunities to develop more housing for vulnerable populations and support long term stability.

- ii. **Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

See attached Racial Equity Toolkits.

- iii. **What is the Language Access Plan for any communications to the public?**

The A&F Plan and Housing Funding Policies are technical policy documents whose primary audiences are Policymakers, providers, and City staff. No special language access plan is needed.

- d. **Climate Change Implications**

- i. **Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

No

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No

- e. **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)? What mechanisms will be used to measure progress towards meeting those goals?**

N/A. The preceding 2023 Low-Income Housing Levy Ordinance (126837) established the programs and goals.

5. CHECKLIST

- Is a public hearing required?**
- Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**
- If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
City Finance has reviewed and approved of the two new funds created by this ordinance, in accordance with relevant fund policies.
- Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

6. ATTACHMENTS

Summary Attachments:

Summary Attachment A – Racial Equity Toolkit – Geographic Distribution of OH Investments
Summary Attachment B – Racial Equity Toolkit – Ground Floor Uses in Affordable Housing
Summary Attachment C – Racial Equity Toolkit – Prevention, Stabilization, and Resident Services