

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Freeman 48178	NA

* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; adding a new Chapter 23.70 to the Seattle Municipal Code (SMC); amending Chapter 23.32 of the SMC at page 14 of the Official Land Use Map to establish a Mobile Home Park Overlay District; amending Section 23.84A.032 of the SMC; and requesting that the Office of Housing add the census tract in which the Mobile Home Park Overlay District is located to those eligible for the affirmative marketing and community preference policy adopted in the *Housing Funding Policies*.

Summary and background of the Legislation:

This legislation would enact permanent regulations in the form of a new overlay district to replace a moratorium on mobile home park redevelopment first established through Ordinance 125764. The overlay district would have more restrictive development standards applicable to redevelopment of existing mobile home parks. Those standards would:

- Limit residential uses to mobile homes and mobile home parks;
- Establish minimum and maximum residential densities;
- Allow some commercial uses but limit the size of those uses;
- Establish height and setback limitations that are consistent with ongoing mobile home park residential uses;
- Require the provision of residential amenity areas, such as outdoor or indoor recreational areas, when 25% or more of a site is redeveloped or undergoes a major renovation; and
- Provide for the expiration of the overlay.

When the overlay lapses the sites could be developed to the densities and with the full range of uses allowed in the underlying C1-55 (M) zone, which allows significantly higher intensity of both residential and commercial use.

The proposal would also request that the Office of Housing add the census tract containing the overlay to those census tracts eligible for participation in the affirmative marketing and community preference policy adopted in the City's Housing Funding Policies (2019). Those policies provide opportunities for displaced residents to return to affordable housing in their prior neighborhood.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Is there financial cost or other impacts of *not* implementing the legislation?

Existing mobile home parks house many low-income and senior households. Displacement of low-income residents could increase demand for services provided by affordable housing and human services providers.

4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?**
Yes, the Seattle Department of Construction and Inspections and the Office of Housing.
- b. **Is a public hearing required for this legislation?**
Yes, a hearing has been scheduled for May 26, 2021 in the Council's Land Use and Neighborhoods Committee
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
Yes, a hearing notice is required in the *Daily Journal of Commerce*.
- d. **Does this legislation affect a piece of property?**
The legislation affects property currently in use as mobile home parks. Those properties include the Halcyon mobile home park, located at 12234 Stone Av. N. and the Bella B mobile home park located at 1301 N. 125th St.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
Mobile home parks offer market rate affordable housing to seniors and low-income households. This legislation reduces the probability that the City's remaining mobile home parks will be redeveloped while the overlay is in effect.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

The proposed overlay would cover property that was previously used as a landfill from approximately 1954 to 1957. After closure, the site was leveled and capped with soil. Methane gas is produced from the decomposition of landfill debris. Methane is a greenhouse gas that contributes to global warming. By reducing the probability that the remaining two mobile home parks will be redeveloped in the near future, the risk of emission increases from disturbing the capped landfill may be reduced.

2. 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.

The current location of two mobile home parks above a former landfill with residents who are members of vulnerable communities reflects an existing environmental equity concern. Reducing the potential for future residential development may mitigate amplification of that concern.

g. 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)?

NA

List attachments/exhibits below: