

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	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; extending for six months a moratorium established by Ordinance 125764, and extended by Ordinances 126006, 126090, 126241, and 126362, on the filing, acceptance, processing, and/or approval of any application to establish a new principal or accessory use, or change a principal or accessory use, for any site currently used as a mobile home park, as defined in Section 23.84A.032 of the Seattle Municipal Code; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

The legislation would extend a moratorium established by Ordinance 125764. That moratorium was previously extended by Ordinances 126006, 126090, 126241, and 126362. The extended moratorium will expire in January 2022.

Ordinance 125764 established a moratorium on the filing, acceptance, processing, and/or approval of any application to establish a new principal or accessory use, or change a principal or accessory use, for any site currently used as a mobile home park. The ordinance also established a work program for the Office of Planning and Community Development (OPCD) and the Seattle Department of Construction and Inspections (SDCI) to develop proposed regulations for Council consideration and conduct any required environmental review pursuant to the State Environmental Policy Act (SEPA). Those regulations could include land use regulations that protect residents of mobile home parks who suffer from housing insecurity.

The work program requested that the Executive publish any required SEPA threshold determination by June 2019 and transmit proposed legislation to Council by September 2019. In April 2021, the Council issued a State Environmental Policy Act (SEPA) threshold determination of non-significance for a proposal to create a Mobile Home Park Overlay District. That threshold determination was appealed to the City Hearing Examiner by Bella Bee, LLC in May 2021. The City reached a settlement agreement with Bella Bee, LLC in September 2021 and in October 2021 introduced Council Bill 120206, incorporating the terms of the settlement agreement and creating a Mobile Home Park Overlay District.

The COVID-19 civil emergencies declared by the Governor and Mayor and the SEPA appeal have forestalled the City's efforts to develop a proposal for Council consideration. A six-month extension of the moratorium is necessary to preserve the option for Council to consider future land use regulations related to mobile home parks.

There are currently at least two mobile home parks located in Seattle: (1) the Halcyon mobile home park located at 12234 Stone Av. N. and (2) the Bella B mobile home park located at 1301 N 125th St. Mobile homes are a source of market rate affordable housing. The Halcyon mobile home park includes 76 homes, many of which are occupied by lower-income and elderly residents.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes 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.

b. Is a public hearing required for this legislation?

A public hearing is required. A hearing is tentatively scheduled for December 6, 2021, at the Full Council.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes, 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, at least, the Halcyon mobile home park, located at 12234 Stone Av. N. and the Bella Bee 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 extends a moratorium to allow the City to explore options for stabilizing those communities.

f. **Climate Change Implications**

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

No. Disclosure of climate change implications for permanent regulations are discussed in the summary to Council Bill 120206.

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.**

No. Disclosure of climate change implications for permanent regulations are discussed in the summary to Council Bill 120206.

- 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: