

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Housing	Steven Shain 206-684-8211	Lisa Gaccione 206-684-5339

** 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 the Office of Housing and the Department of Finance and Administrative Services; authorizing the acceptance of a transfer of real property near the Mount Baker light rail station from the University of Washington for the purpose of development of affordable housing and other potential educational, research, and clinical uses by the University, including an early learning facility, and for general municipal purposes; placing the property under the jurisdiction of the Office of Housing; authorizing the Department of Finance and Administrative Services to take custodial management of the property, including leasing, collection of rents, payment of expenses, and other property management duties; and ratifying and confirming certain prior acts.

Summary and background of the Legislation: The legislation will transfer three real properties from the University of Washington (UW) to the City of Seattle for the purpose of developing affordable housing, including supportive housing, for households at or below 80% of the area median income and for other potential educational, research, and clinical uses by the University of Washington, including an early learning facility.

Section 7038 of Chapter 413 of the 2019 Laws of Washington, as amended by Section 7009 of Engrossed Substitute Senate Bill 6248 (2020) identifies a University of Washington transfer of three real property parcels to the City of Seattle. The properties were previously used for the University of Washington Consolidated Laundry Services and are opposite the Mount Baker Link light rail transit station.

The UW Laundry building is located on parcel 308500-2100 (“UW Laundry site”). Parcel 713880-0025 is adjacent to the UW Laundry site and was used as a parking lot for the UW Laundry site. Parcel 713830-0015 is located north of the UW Laundry site underneath the Link light rail guideway and was also used as a parking lot.

The City of Seattle will receive the properties at no cost, and the property will be placed under jurisdiction of the Office of Housing.

Potential environmental contamination at the properties will be addressed in accordance with standard City policies and procedures.

The Office of Housing will seek to maximize the affordable housing developed on the property, consistent with transit-oriented development principles. The Office of Housing

will conduct a competitive process to designate a development entity for the redevelopment of the UW Laundry site.

The Department of Finance and Administrative Services will provide custodial management of the property until it is transferred to the designated development entity.

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?

The Department of Finance and Administrative Services (FAS) estimates up to \$250,000 per year of Operation and Maintenance costs for security and ongoing holding costs for the UW Laundry site before the property is transferred to the designated developer for redevelopment. OH will reimburse FAS on an annual basis for net expenses.

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

Not implementing legislation would be in opposition to Engrossed Substitute Senate Bill 6248 (2020). In addition, Office of Housing would lose the opportunity to develop affordable housing, including supportive housing, at these sites.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Yes. FAS will be responsible for security and ongoing holding costs for the UW Laundry site until the property is transferred to the designated developer for redevelopment. FAS is considering various interim uses of the UW Laundry Site building and adjacent King's Hall building.
- b. Is a public hearing required for this legislation?**
No.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No publication is required for this legislation.

e. Does this legislation affect a piece of property?

Yes. It affects these three properties in the Mount Baker neighborhood:

- 2901 27th Ave S (Parcel 308500-2100)
- 2700 S Winthrop St (713880-0025)
- 26th Ave S and S Forest St (713830-0015)

A map of these three properties are provided as Exhibit 1 to this Summary and Fiscal Note.

f. 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?

There are no direct impacts on vulnerable or historically disadvantaged communities. The properties will be redeveloped as affordable housing, which may be an indirect disproportional benefit to members of vulnerable or historically disadvantaged communities.

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)?

N/A

List attachments/exhibits below:

Summary Exhibit 1 – Map of UW Sites