

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
SDCI / LEG	Maggie Glowacki, 6-4036 / Ketil Freeman, 4-8178	N/A

** 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 floodplains; extending interim regulations established by Ordinance 126113 for 12 months, to continue to rely on updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA’s Flood Insurance Program; and adopting a work plan for studies needed to develop permanent regulations.

Summary and background of the Legislation:

This proposal is to extend the interim floodplain development legislation adopted by Ordinance 126113 as allowed by state growth management laws. Without adoption of this legislation the interim regulations would expire on February 24, 2021. This legislation would extend the original interim regulations for 12 months so that the City’s floodplain mapping and development regulations would continue to be consistent with federal law. These regulations would continue to be in place while SDCI develops permanent regulations according to a schedule included in the legislation. The additional time is needed for preparations for a proposal for permanent regulations that includes conducting necessary studies, consulting with federal and state agencies, and public outreach.

The extension of the interim regulations would apply to permit applications for construction on property within floodplain areas mapped by the Federal Emergency Management Agency (FEMA). FEMA has required these types of updates across the country. FEMA published the final updated floodplain map for King County in February 2020. This map (called the Flood Insurance Rate Map) identifies properties that are at risk of flooding and is used to determine which properties are required to have flood insurance. The updated FEMA map is considered final and took effect on August 19, 2020.

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. While the updated mapping in the interim legislation, Ordinance 126113, includes approximately 185 additional properties, the number of permit applications that are being reviewed using the interim regulations is minimal. Existing SDCI staff is sufficient to review permit applications and costs are recovered by existing permit fees. The updated maps have already been prepared.

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

No financial costs to the City are anticipated. If the City does not extend the interim regulations, property owners in the FEMA mapped floodplain areas may not be able to purchase flood insurance or renew an existing policy.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes, Seattle Department of Construction and Inspections.

b. Is a public hearing required for this legislation?

Yes.

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?

Yes, a hearing notice is required in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

The legislation will continue to apply to approximately 2,190 properties along the Puget Sound coast, the Duwamish River, and certain streams. This number includes the additional 185 properties included in the interim regulations.

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?

Nationally, areas with more minority residents tend to have a greater share of unmapped flood risk. While FEMA's February 2020 maps better reflect that risk, some property owners will need to purchase flood insurance, which low-income property owners may struggle to afford. The City's floodplain regulations are consistent with the federal requirements for flood insurance.

- 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: None.