

## SUMMARY and FISCAL NOTE

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Office of Housing	Kelli Larsen/206-858-1932	Miguel Jiménez/4-5805

*\* 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 housing for low-income households; adopting amended Housing Funding Policies for housing programs and investments; authorizing actions by the Director of Housing regarding past and future housing loans and contracts; and ratifying and confirming certain prior acts.

**Summary and Background of the Legislation:** The Office of Housing (OH) proposes modifications to the Housing Funding Policies to create a new JumpStart Acquisition and Preservation (JumpStart A&P) Program funded by JumpStart revenue, which will operate with different eligibility criteria. Funds are intended to contribute to the City’s equitable development goals by investing in organizations and projects that are working to address displacement and redress the longstanding harms of discriminatory housing practices.

Up to 13% of available Payroll Expense Tax Fund revenue for Housing and Services will be allocated to this Program, to support both acquisition and permanent development financing. This funding allocation aligns with the Jumpstart Spending Plan passed in Resolution 31957. These funds are intended to be dedicated to anti-displacement efforts.

Within this fund, up to \$2 million annually will be set aside for third party intermediaries, who will administer the JumpStart CBO Capacity and Grant Program (JumpStart CGP). The JumpStart CGP will offer two phases of technical assistance and funding to support CBOs interested in acquiring and developing affordable housing. Phase I maintains a focus on Predevelopment training and capacity building activities with grants available up to \$250,000. Phase II focuses on the acquisition and development activity and loan application, with up to \$500,000 additional Developer Fee available to support organizational capacity related to a specific project.

### **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.

**Are there financial costs or other impacts of *not* implementing the legislation?**

No.

#### **4. OTHER IMPLICATIONS**

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

No.

**b. Is a public hearing required for this legislation?**

No.

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

No.

**d. Does this legislation affect a piece of property?**

No. This policy change will provide additional opportunities for community-based organizations to access funding for acquisition and preservation funding to purchase land or existing buildings for affordable housing use. No specific parcels have been identified.

**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?**

This program is created to support smaller community-based organizations to secure acquisition and preservation financing, allowing different eligibility criteria from the existing A&P Program, and improving OH's equitable lending practices. This program reduces barriers for community-based organizations (CBOs) to enter the affordable housing sector, particularly for those CBOs that have traditionally been excluded from the industry. This program will support more community driven projects to be realized by communities living with the past and present impacts of displacement and housing discrimination.

**f. Climate Change Implications**

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

No.

**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.

**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)?**

While this legislation creates a new program that is specifically targeted to CBOs, the activities related to lending and operating implementation and monitoring will be similar to existing work at OH. Key measures may include the number of CBOs participating in JumpStart CGP, number of CBOs that received and amount awarded predevelopment grants and Developer Fee incentive, total loan amount awarded, and number of CBOs and homes funded and completed. Once the building is in the OH portfolio, it is subject to extensive regular monitoring and compliance required of projects receiving city operating funding, including reporting of tenant demographics and housing stability data.

**Summary Attachments:**