

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Finance and Administrative Services	Karen Gruen 206 503 0544	Elijah Panci 206-684-0515

*\* 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 Department of Finance and Administrative Services; declaring a portion of Lot 31, Block 2, Kramer Heights Addition, Volume 13 of Plats, page 66, that is not needed for street purposes, as surplus to the City’s needs; authorizing the sale of said northern 45 feet of the property to the owners of the adjoining property at fair market value; and authorizing the transfer of the southern 65 feet of the property to the owners of the adjoining property, with covenants on the property to benefit affordable housing; authorizing the Director of Finance and Administrative Services to execute all documents for the transfer of the properties; and directing how the proceeds from the sale shall be distributed.

**Summary and background of the Legislation:**

This legislation seeks the authority be granted to the Department of Finance and Administrative Services (FAS) to dispose of a piece of City owned property in the Columbia City neighborhood. The property was acquired for right of way purposes for the changing of curb grades along 38th Avenue South. The area of the property needed for street use was dedicated as street right of way. The remainder property is a long narrow strip with the width ranging between 5 and 3 feet. This 476 sf “Snippet” property has been held as general municipal use property by FAS as the Jurisdictional Department.

Recently one of the adjoining properties was acquired for El Centro de la Raza for an affordable housing development. The El Centro de la Raza development team has shown that they need the City property to be able to create additional units of affordable housing.

This legislation will enable the City to transfer portions of the city owned property to the adjoining property owners. The southern portion adjacent to the El Centro de la Raza will be transferred at no fee, although consideration will include covenants to assure the property is used to support affordable housing. The northern portion of the property will be offered to the adjoining property owner for purchase at fair market.

**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?**

The authorization of this legislation will allow for additional affordable housing units to be constructed through the development of housing funded by the Office of Housing. The ordinance directs the proceeds of any sale of the remaining property to be deposited into the Low-Income Housing Fund (16400).

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

There are minimal costs associated with implementing the legislation. The loss of the development opportunity to create additional affordable housing units would result if the legislation were not implemented.

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

- a. **Does this legislation affect any departments besides the originating department?** Office of Housing is funding an affordable housing development that would benefit from this legislation.
- b. **Is a public hearing required for this legislation?**  
No public hearing is required.
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No publication is required.
- d. **Does this legislation affect a piece of property?**  
Yes, a map is attached.
- 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 property is located in a historically disadvantaged community. Outreach is being conducted by OH and SDCI through the development process associated with the development of the affordable housing project. FAS resources are available for additional outreach if necessary.
- f. **Climate Change Implications**
  - 1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**  
The impact of this legislation is unlikely to make a significant increase or decrease in carbon emissions that would be associated with the transfer of the property.

- 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.**

As additional affordable housing units meeting new construction and building codes and incorporating sustainable design features would be created as a result of this legislation, it is likely to increase resiliency.

- 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)?**

Not applicable.

**Summary Attachments:**

Summary Att A – Map of Snippet at 38th Ave S and South Angeline St.