

# City Dispositions – Policies and Procedures



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Seattle City Council – Briefing for Full Council

January 30, 2017



**Seattle**

# Purpose of today's briefing

- Provide background on adopted disposition policies and procedures.
- Review Office of Housing enhanced property reviews and recommendations for affordable housing.
- “Greenlight” final action on pending SDOT disposition legislation.

# Disposition policies and procedures

## History

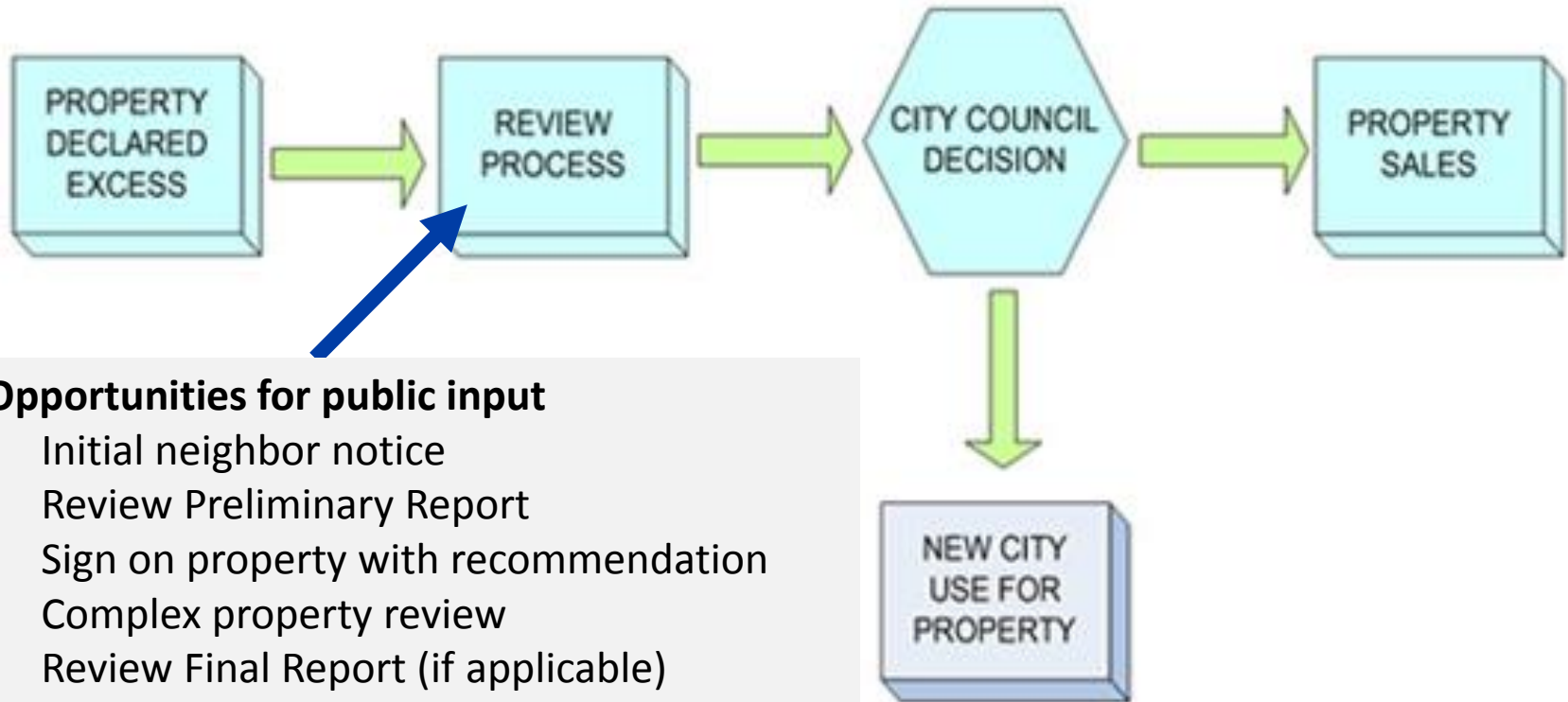
- Resolution 29799 – Outline internal decision-making steps, rationale for City action.
- Resolution 30862 – Add more extensive public input.

## Goals

- Use City property effectively to further City goals and programs.
- Provide a Citywide context for decision-making.
- Create opportunities for public input, consider neighborhood planning needs.
- Avoid holding properties without a municipal purpose.

**Website for more information: [www.seattle.gov/real-estate-services](http://www.seattle.gov/real-estate-services)**

# Flow chart highlights



## Opportunities for public input

- Initial neighbor notice
- Review Preliminary Report
- Sign on property with recommendation
- Complex property review
- Review Final Report (if applicable)
- Notice of legislation
- Council review of legislation
- Page on website with documents, status

# Major components of disposition policies

- Framework for ongoing evaluation to identify opportunities for joint use, interim use and reuse for public benefit purposes.
- Policy priorities for affordable/low-income housing, park and open space, light rail station area development and childcare facilities are not ranked – each site may be more or less suitable for various uses.
- Interdepartmental/agency review identifies reuse opportunities for public benefit.
- Case-by-case analysis considers constraints and opportunities for each property, including environmental conditions, land use, statutory limitations and highest and best use.
- Council can approve variation through legislation for individual properties.
- Multiple opportunities for public comment from initial outreach to Council adoption.

# SDOT legislation pending Full Council vote



- CB 118790 – property at 911 Aurora Ave N.
- CB 118791 – property at 900 Broad St.
- Sustainability and Transportation Committee review on Dec. 6, 2016.
- Full Council review on Dec. 16, 2016.
- Held for further review.

## Both properties:

- Purchased in 1971 with gas tax revenue.
- Proceeds must be used for transportation purposes.



## CITY DISPOSITION – POLICIES AND PROCEDURES

# Disposition review process for two pending SDOT properties

<b>April 2014</b>	Notice to City departments/public agencies and neighbors. Consolidated neighbor notice for four properties created larger outreach area – 708 notices.
<b>September 2014</b>	Preliminary reports published, notices mailed, sign on properties, website posting.
<b>May 2015</b>	Properties evaluated for potential housing use.
<b>March 2016</b>	Office of Housing – properties not optimal for affordable housing use relative to other opportunities
<b>August 2016</b>	Legislation transmitted to Council, status notice mailed to parties of record, website updated.
<b>September 2016</b>	Legislation referred to committee.
<b>December 2016</b>	Committee reviews and forwards to Full Council.

## CITY DISPOSITION – POLICIES AND PROCEDURES

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# Office of Housing standard review of City properties

- OH produces newly designed memorandum of review on each property.
- Template created for reviewing properties against set criteria.
- Criteria addresses property characteristics, statutory conditions and policy guidelines. Sample considerations:
  - Size
  - Location
  - Fund source
  - Zoning
  - Development cost
- Assesses comparative favorability for City-funded affordable housing development, relative to other potential sites.
- Does not determine if the site is theoretically feasible for affordable housing development.



# Summary: Office of Housing review of pending SDOT parcels

## 911 Aurora Ave. N.

- Fund restrictions limit potential for affordable housing (housing resources would be required to compensate City Street Fund).
- Aurora Avenue location, steep slopes and poor access make site less than optimal, more costly for affordable housing.

## 900 Broad St.

- Fund restrictions limit potential for affordable housing (housing resources would be required to compensate City Street Fund).
- Small and irregularly shaped lot limits capacity for housing units and limits cost-effectiveness.