

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
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** 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

- a. **Legislation Title:** A RESOLUTION designating the Mount Baker McClellan Street Redevelopment Opportunity Zone pursuant to RCW 70.105D.150(1) and making findings in support of such designation.

- b. **Summary and background of the Legislation:** The purpose of this legislation is to designate five parcels owned by Mount Baker Housing Association (MBHA), a 501(c)(3) non-profit, a Redevelopment Opportunity Zone pursuant to the state Model Toxics Control Act, RCW 70.105D.150(1). This designation allows MBHA to be eligible for state Department of Ecology grant funds for the cleanup and redevelopment of its properties.

MBHA plans to use the grant funds for investigation and cleanup of contaminated soil and groundwater on its properties. Once remediation is completed, MBHA plans to build approximately 150 units of affordable housing in mixed-use retail and commercial buildings near the Mount Baker McClellan light rail station. Redevelopment of this area supports the City’s planning goals in Mount Baker consistent with transit-oriented development, more housing choices, and equitable development.

This legislation is necessary because state law requires the local jurisdiction designate by resolution the brownfield properties be located in a Redevelopment Opportunity Zone for MBHA to be eligible to receive the grant monies from the Department of Ecology.

2. CAPITAL IMPROVEMENT PROGRAM

- a. **Does this legislation create, fund, or amend a CIP Project?** ___ Yes ___ X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. **Does this legislation amend the Adopted Budget?** ___ Yes ___ X No

- b. **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.

- c. **Is there financial cost or other impacts of *not* implementing the legislation?** In December 2016, MBHA was notified by Department of Ecology (“Ecology”) that

\$400,000 is available from its 2016 budget to be used for investigation and cleanup of MBHA's brownfield properties if MBHA can spend the money by May 2017. Further, Ecology has set aside and requested in the Governor's 2017 budget an additional \$1.1 million for MBHA for cleanup and remediation of its properties. However, for MBHA to be eligible to receive these funds from Ecology, the City of Seattle must first designate these properties as a "Redevelopment Opportunity Zone" pursuant to RCW 70.105D.150(1).

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. 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.
- e. Does this legislation affect a piece of property? Yes.
- 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? The Mount Baker community is one of Seattle's most economically and racially diverse neighborhoods, but there has been a lack of development, in particular new housing units, near the light rail station due to contamination of soil and groundwater affecting multiple parcels. MBHA owns five parcels three blocks from the light rail station and plans to cleanup and redevelop these brownfield properties. The Mount Baker Gateway project will create approximately 150 new units of affordable housing, which will provide more housing choices for lower income individuals and families who qualify for the income and rent-restricted units.
- 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.
- h. Other Issues:

List attachments/exhibits below:

None