

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Housing	Elsa Kings 727-3956	Waslala Miranda 233-5044

** 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 property at Sand Point; authorizing an amendment to the Amended and Restated Lease between Sand Point Community Connections LLC and the City authorized by Ordinance 122459, as amended by Ordinance 123195 and Ordinance 125366; removing one parcel from that lease; authorizing the Director of Housing to grant a new lease of the removed parcel; and authorizing related agreements and actions to support the development of cottages for the homeless on that parcel.

Summary and background of the Legislation:

In 1997 and 1998, City Council adopted legislation that authorized acceptance of a deed from the United States to the City for land and buildings at the Sand Point Naval Station and the lease of land to the Sand Point Community Housing Association (SPCHA). A Ground Lease from the City to SPCHA was executed in April 1998 and that Ground Lease was assigned to and assumed by Sand Point Community Connections LLC (SPCC) in 2008.

The Ground Lease has been amended several times to remove parcels, create new Ground Leases between the City and other agencies, and authorize deeds to buildings on those parcels for provision of affordable housing for extremely and very low-income households. This legislation authorizes an amendment and partial termination to the Amended and Restated Lease between the City of Seattle and Sand Point Community Connections LLC (Solid Ground is the managing member) to remove Parcel 9, which is located to the west of NE 65th (see Attachment 1 to this Fiscal Note). The legislation also authorizes the Director of Housing to enter into a new lease of Parcel 9 between the City of Seattle and the Low Income Housing Institute (LIHI), to support the development of up to 20-25 cottages for individuals who have experienced homelessness.

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.

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

The city would miss an opportunity to aid the development of affordable housing.

4. OTHER IMPLICATIONS

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

The project proposed by LIHI for the parcel must comply with all land use and historic preservation regulations overseen by SDCI and DON.

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?

Not applicable

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

Yes. The Seattle Office of Housing provided electronic notice about the proposed long-term lease was provided to stakeholders via email. The notice of determination of non-significance with respect to environmental impact was filed with the City's SEPA Public Information Center and published in the DJC on September 3rd. Comments may be submitted through September 17th and the determination may be appealed no later than September 24, 2019.

e. Does this legislation affect a piece of property?

Yes, see map in Attachment 1.

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?

High housing costs and homelessness disproportionately affects people of color. The implementation of this legislation supports RSJI principles by facilitating the construction of cottages for people who would otherwise be homeless.

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.

List attachments/exhibits below:

Summary Attachment 1 – Map of Parcel 240950-0021