

Attachment 2

Amendment 1 to CB 119877 – SEPA Emergency Finding.

Sponsor: Strauss

This amendment would: (1) add a new section making findings-of-fact related to the COVID-19 pandemic to support a State Environmental Policy Act procedural exemption for the affordable housing design review exemption and (2) add a severability clause. Changes are shown in [track changes](#).

Section 1. Low-income populations have increased risks of contracting, transmitting, suffering complications, and dying from COVID-19. These populations include low-income seniors and persons at risk of, or exiting, homelessness. Closure of non-essential businesses to mitigate risk of community transmission of COVID-19 has increased unemployment and put more people at risk of homelessness. Since passage of Ordinance 126072, seventeen affordable housing projects have taken advantage of the exemption from design review provided by that ordinance. At least five additional affordable housing projects have indicated an intent to take advantage of the exemption, if it is extended. Projects reviewed pursuant to Ordinance 126072 and those that have indicated an intent to utilize the exemption if it is extended, represent 2,756 new affordable units, 555 of which would serve people exiting homelessness and 263 of which would serve seniors and veterans experiencing chronic homelessness. The remainder would serve low-income families and individuals who may be more at risk of homelessness due to increased unemployment. An exemption from design review will accelerate the timeline for these projects, advancing the date when units serving these populations will be put in service. Based on the foregoing facts, the Council finds that an exemption from conducting SEPA review of the proposed design review exemption is necessary under Seattle Municipal Code Section 25.05.880 in order to expedite development of affordable housing serving populations vulnerable to COVID-19.

[Renumber Sections]

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Section X. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.