

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Housing	Kelli Larsen/206-858-1932	Miguel Jimenez/

** 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 housing for low-income households; adopting the Housing Levy Administrative and Financial Plan for program years 2021-2023; adopting Housing Funding Policies for the 2016 Housing Levy and other fund sources; authorizing actions by the Director of Housing regarding past and future housing loans and contracts; and ratifying and confirming certain prior acts.

Summary and background of the Legislation: The 2016 Housing Levy authorizes property tax levies for seven years, 2017 through 2023. Ordinance 125028, passed by City Council on May 2, 2016, directed OH to prepare an Administrative and Financial Plan (A&F Plan) every two years beginning in 2017. Ordinance 125571, passed by City Council on April 23, 2018, modified the 2016 Housing Levy Acquisition and Preservation Program as described in Ordinance 125028. Ordinance 125852, passed by City Council on June 24, 2019, authorized actions by the Director of Housing regarding past and future housing loans and contracts.

The A&F Plan incorporates Housing Funding Policies, which are appended to the plan. The Housing Funding Policies apply to levy funds and other housing funds administered by OH as specified for each program. Following staff review, community outreach, public comments, and feedback from the Housing Levy Oversight Committee, this legislation proposes amendments to the Housing Funding Policies to improve policy and provide technical fixes to facilitate more effective implementation.

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 acquisition policy changes enable OH's development partners to be competitive in the market for unique real estate opportunities, and to make the best use of limited funding available for acquisitions of buildings under construction or near completion. The subsidy increase in the homeownership program is needed to support projects that are beginning development at this time of significant cost increases. While these three recommendations enable higher spending, they will be implemented within the existing Levy budget.

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

Without this additional investment flexibility described in these revisions, OH and its partners could miss opportunities for acquisition, rehabilitation, and development of new affordable homes.

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

No.

d. Does this legislation affect a piece of property?

No.

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?

OH's funding programs address racial disparities in housing cost burden, homeownership rates, and homelessness. Demographic data of residents in OH funded rental and ownership housing continues to demonstrate the value of these investments in providing housing stability and mobility for communities of color who have been most disproportionately impacted by homelessness, poverty, and the COVID-19. This proposal enables the City to strategically utilize limited resources for unique opportunities to develop more housing for vulnerable populations, and support long term stability.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

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.

No.

- 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).**