

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO 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

Legislation Title: AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying affordability requirements adopted in Ordinance 126384; and amending Section 23.42.055 of the Seattle Municipal Code and Section 10 of Ordinance 126384.

Summary and background of the Legislation: This legislation modifies the income threshold for developments eligible for additional density under the provisions adopted in Ordinance 126384. That legislation implemented a suite of Land Use Code changes that provide alternative height, floor area, and density standards for eligible affordable housing developments on property owned or controlled by religious organizations, in accordance with the requirements adopted in 2019 by the Washington Legislature in Substitute House Bill 1377 (SHB 1377). For rental housing, Ordinance 126384 established a requirement that all units permitted after July 1, 2022, serve households with an average income of 60 percent of area median income (AMI). This legislation would modify this eligibility criterion to require that all rental housing units serve households with an average income of 80 percent of AMI. The legislation also directs Council to consider retaining, lowering, or otherwise amending this income threshold following publication of the required annual report in 2027.

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 legislation has no direct financial impacts to the City and no financial impacts beyond those already identified for Ordinance 126384.

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

No.

4. OTHER IMPLICATIONS

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

The legislation affects and has been developed in partnership with the Office of Housing. The legislation could slightly alter the type and/or number of affordable housing developments permitted under the new provisions adopted in Ordinance 126384.

b. Is a public hearing required for this legislation?

A public hearing will be required under SMC 23.76.062 because this legislation would amend Title 23 and is a Type V Council land use decision.

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

Yes. At least one public hearing will be held during the City Council's deliberative process. Public notice was required in *The Daily Journal of Commerce* and the City's Land Use Information Bulletin of the comment and appeal period for our environmental review under SEPA.

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?

The legislation modifies the eligibility requirements for a new tool, recently adopted in Ordinance 126384, that aims to address the challenges of housing affordability and displacement, both of which disproportionately impact BIPOC communities. This legislation responds to concerns shared by stakeholders, including predominantly Black churches in the Central Area, about the current income provisions established in Ordinance 126384 by providing additional flexibility for affordable housing projects that may seek to use the additional density provided in that Ordinance.

Materials about this new policy on the OPCD website can be translated. OPCD and OH sent information by mail to properties owned by religious organizations with information in the seven Tier 1 languages identified by OIRA. OPCD and OH plan to send an email communication to subscribers, the content of which can be translated, about the revision proposed in this legislation.

f. Climate Change Implications

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

The legislation is not likely to have a material effect on carbon emissions.

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).**

Not applicable.

List attachments/exhibits below:

None