SUMMARY and FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
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1. BILL SUMMARY

Legislation Title: An ordinance relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes relating to housing affordability proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

Summary and background of the Legislation:
The proposal would make a number of changes to Comprehensive Plan goals and policies related to affordable housing. The adoption of these policies would provide support in the Comprehensive Plan for various Mayoral initiatives to carry out recommendations from HALA.

Generally, the proposal for comprehensive plan changes is to:

- Clarify the City's goals and policies related to affordable housing to strengthen the City's policy direction and provide further policy support for addressing the need for affordable housing.
- Broaden the range of affordable housing strategies the City should consider.
- Make clear that both incentive-based and non-incentive-based strategies should be considered.
- Make clear that the City may establish a program whereby impacts on affordable housing that are generated by total project area, not just area above a base height or density may be required to be at least partially mitigated.

In addition to amending goals and policies that apply citywide, the proposal also includes amendments to several neighborhood-specific policies that refer to affordable housing including for the Central Area, Fremont, North Beacon Hill, North Rainier, Rainier Beach, Downtown and South Lake Union.

2. CAPITAL IMPROVEMENT PROGRAM

____ **This legislation creates, funds, or amends a CIP Project.**

3. SUMMARY OF FINANCIAL IMPLICATIONS

_X_ **This legislation does not have direct financial implications.**

4. OTHER IMPLICATIONS

a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?
These Comp Plan amendments are part of a group of amendments to the Comprehensive Plan in 2015. The amendments are necessary before DPD can proceed with various recommendations from the Mayor's Housing Affordability and Livability Agenda (HALA).

b) Is there financial cost or other impacts of not implementing the legislation?
The City could not carry out recommendations from HALA to encourage and require affordable housing.

c) Does this legislation affect any departments besides the originating department?
DPD has been working closely with the Office of Housing.

d) Is a public hearing required for this legislation?
Yes. Council will hold a public hearing on the bill.

e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
Yes – and notice of publication of an environmental determination was already published in the DJC on June 11, 2015.

f) Does this legislation affect a piece of property?
The policies to be amended apply citywide and in specific neighborhoods as mentioned in the bill summary.

g) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?
No.

h) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.
N/A

i) Other Issues: None.

List attachments below: None.