SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive 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 the West Seattle Junction Parking and Business Improvement Area; modifying the assessment rates; and amending Ordinance 113326, as previously amended by Ordinances 119539, 120570, and 121758, in accordance therewith.

Summary and background of the Legislation: The proposed legislation will increase the assessment rates for the West Seattle Junction Parking and Business Improvement Area (PBIA).

Background: Through Ordinance 113326, the City established the West Seattle Junction Parking and Business Improvement Area (PBIA) in 1987. Ordinance 113326 provided for the levy of special assessments upon businesses within the PBIA, for the purpose of enhancing conditions for operation of those businesses. In 1999, 2001, and 2005, the City passed Ordinances 119539 120570, and 121758 increasing the original assessment rates for the PBIA. There has been no subsequent increase in the assessment rates since 2005.

On May 25, 2016, the PBIA held a public ratepayer meeting to discuss the PBIA's increased expenses as well as this proposal and solicit any feedback or concerns about moving forward given the current budget conditions.

On June 10, 2016, the ratepayer advisory board for the West Seattle Junction Association, which oversees the PBIA, voted to increase all assessment rates by 10%. The West Seattle Junction Association seeks the proposed rate increases to maintain current service levels, offsetting the effects of inflation on the service costs.

Specifically, due to increased property taxes and other variables, parking expenses have increased significantly. While the PBIA had anticipated an increase in parking expenses, the new costs are not sustainable within its current budget and changes are needed. Currently, expenses for providing and maintaining parking total twice the revenue received from special assessments on parking.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

_X_ **This legislation has direct financial implications.**

Budget program(s) affected:				
Estimated $ Appropriation change:	**General Fund $**		**Other $**	
	2016	**2017**	**2016**	**2017**
Estimated $ Revenue change:	**Revenue to General Fund**		**Revenue to Other Funds**	
	2016	**2017**	**2016**	**2017**
				$30,251
Positions affected:	**No. of Positions**		**Total FTE Change**	
	2016	**2017**	**2016**	**2017**
Other departments affected:				

3.a. Appropriations

____ **This legislation adds, changes, or deletes appropriations.**

3.b. Revenues/Reimbursements

_X_ **This legislation adds, changes, or deletes revenues or reimbursements.**

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2016 Revenue	2017 Estimated Revenue
19840 WS Business Improvement Area	FAS	Ratepayer Assessments	$0	$30,251
TOTAL			**$0**	**$30,251**

Revenue/Reimbursement Notes: Figures represent the change in revenue proposed.

3.c. Positions

____ **This legislation adds, changes, or deletes positions.**

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?**
None.

b) **Is there financial cost or other impacts of not implementing the legislation?**
None. The West Seattle BIA is established as a revenue-neutral program.

c) **Does this legislation affect any departments besides the originating department?**

Yes – the Department of Finance and Administrative Services (FAS), which administers the assessments for the BIAs. OED has worked in close coordination with FAS on this legislation package.

d) Is a public hearing required for this legislation?
Yes. The public hearing date is set in the companion OED West Seattle BIA Amendment resolution.

e) Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
Yes. The companion OED West Seattle BIA Amendment resolution must be published to give notice of the public hearing for the proposed Council Bill.

g) Does this legislation affect a piece of property?
No.

h) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?
The BIA benefits property owners, business owners, employees, visitors, and residents with cleaning services, events, and support for new and existing businesses. However, there is potential for the BIA to lead to higher residential and commercial rents since business owners' costs will be slightly increasing to pay for the new services. People of color (POC) could be disproportionately impacted if these changes to costs occur, but there is no data to determine likely impacts.

People of color in Seattle are disproportionately lower income than whites; therefore, West Seattle's decline in affordability combined with the history of low POC populations could perpetuate the barriers for POC to live there. Commercial rent increases may not be as dramatic to-date, but newly constructed commercial spaces that are being developed will likely be offered at higher rents to cover the demand and the high costs of construction. A lack of data about business owners of color creates its own burden – it's impossible to measure displacement of businesses without any data or tracking.

i) 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.
The West Seattle PBIA is an existing program.

j) Other Issues: None.