SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
Office of Housing	Elsa Kings/7-3956	Lisa Mueller/4-5339

** 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 property at Sand Point, authorizing the Housing Director to execute an amendment to and partial termination of the lease of City of Seattle land authorized by Ordinance 122459, as amended pursuant to Ordinance 123195, to remove three parcels from that lease; authorizing new leases of the removed parcels to YouthCare and Friends of Youth and deeds from the City to convey the buildings on those parcels to the lessees for the duration of the new leases; and authorizing related documents and actions.

Summary and background of the Legislation: Ordinances passed in 1997 and 1998 authorized the acceptance of a deed from the United States to the City for lands and buildings at the Sand Point Naval Station and the lease of the property to Sand Point Community Housing Association (SPCHA).

A Ground Lease from the City to SPCHA was executed on April 22, 1998 and was later assigned to and assumed by Sand Point Community Connections LLC (SPCC) on April 23, 2008. Meanwhile in 2002 SPCHA entered into subleases with Youth Care and Friends of Youth to operate buildings 330, 331 and 332 (Group Homes). As part of the 2008 Ground Lease assignment to and assumption by SPCC, these subleases with YouthCare and Friends of Youth were also transferred to SPCC.

In December 2015 the Office of Housing awarded capital financing to YouthCare and Friends of Youth for the rehabilitation and remodel of the Group Homes. As a condition to funding, this ordinance simplifies management of the Sand Point lease by enabling the City to contract directly with YouthCare and Friends of Youth to lease and operate the Group Homes.

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?**
No.

b) Is there financial cost or other impacts of not implementing the legislation?
Absent this legislation, rehabilitation of the group homes will be delayed.

c) Does this legislation affect any departments besides the originating department?
No.

d) Is a public hearing required for this legislation?
No.

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?
No.

g) Does this legislation affect a piece of property?
Yes, see map in Exhibit 1.

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?
People of color are disproportionately affected by high housing costs and homelessness. The implementation of this legislation will support RSJI principles by facilitating rehabilitation of three group homes that provide housing for people who would otherwise be homeless.

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.
Not applicable.

j) Other Issues:
None.

List attachments/exhibits below:

Exhibit 1: Site Map

Summary Ex 1 – Site Map
V1
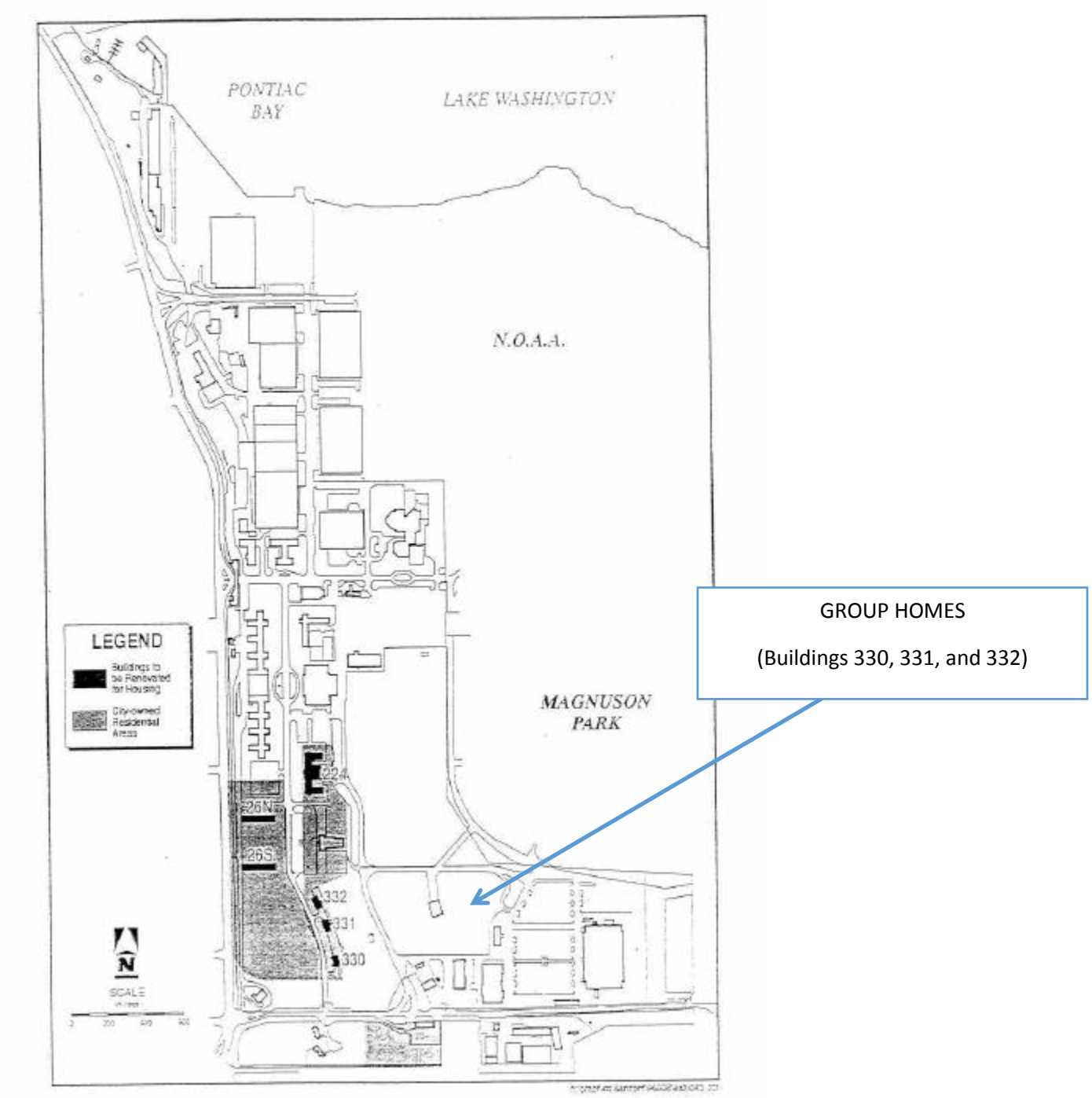
Exhibit 1 to Fiscal Note: SITE MAP