

Ordinance No. 124537

Council Bill No. 118152

AN ORDINANCE related to the Office of Housing; lifting a budget proviso imposed on the Office of Housing Operating Fund Budget Control Level to allow spending for a predevelopment study that would evaluate the feasibility of expanding Legacy House and an International Community Health Services clinic as provided in Ordinance 124349, which adopted the 2014 Budget.

Related Legislation File: _____

Date Introduced and Referred: <u>7/14/14</u>	To: (committee): <u>Housing Affordability, Human Services, and Economic Resiliency</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>7/21/14</u>	Date Presented to Mayor: <u>7/22/14</u>
Date Signed by Mayor: <u>7/25/14</u>	Date Returned to City Clerk: <u>7/25/14</u>
Published by Title Only <u>X</u>	Date Vetoed by Mayor:
Published in Full Text _____	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: [Signature]

Committee Action:

Date	Recommendation	Vote
<u>7/17/14</u>	<u>PASS</u> COULDN'T	<u>5C, JG 20</u>

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date	Decision	Vote
<u>7/21/14</u>	<u>Passed</u>	<u>9-0</u>

Law Department

CITY OF SEATTLE

ORDINANCE 124537

COUNCIL BILL 118152

AN ORDINANCE related to the Office of Housing; lifting a budget proviso imposed on the Office of Housing Operating Fund Budget Control Level to allow spending for a predevelopment study that would evaluate the feasibility of expanding Legacy House and an International Community Health Services clinic as provided in Ordinance 124349, which adopted the 2014 Budget.

WHEREAS, the 2014 Adopted City Budget includes \$295,000 GSF in 2014 for a predevelopment study that would evaluate the feasibility of expanding Legacy House, a low-income housing facility located at 8th Avenue South and South Lane Street, and adding a new International Community Health Services clinic; and

WHEREAS, the City Council placed a budget proviso on funds such that the Office of Housing cannot expend funds on this predevelopment study until the City Council has reviewed a detailed budget for the predevelopment study that includes non-City funding to the extent that such resources are available; and

WHEREAS, the City Budget Office has reviewed the proposed detailed budget for the predevelopment study and the proposed budget includes significant non-City funding;
NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The restrictions imposed by the following budget proviso, which limit spending on the following item, are removed because the conditions set forth in the proviso have been satisfied and they are no longer restrictions for any purpose, including those set forth in Subsection 1 of Ordinance 124349.

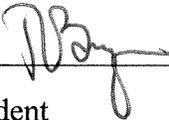


Item	Department	2014 Green Sheet	Proviso	Budget Control Level
1	Executive	#103-1-A-1	"None of the money appropriated in the 2014 budget for the Office of Housing Operating Fund BCL may be spent on a predevelopment study for Legacy House and International Community Health Services clinic until authorized by future ordinance. Council anticipates that such authority will not be granted until the Council's Housing, Human Services, Health, and Culture Committee has reviewed and approved a detailed budget for the predevelopment study that includes non-City funding resources, to the extent such resources are available."	Office of Housing Operating Fund BCL

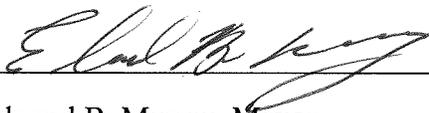
Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.



1 Passed by the City Council the 21st day of July, 2014, and
2 signed by me in open session in authentication of its passage this
3 21st day of July, 2014.

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5 
6 President _____ of the City Council

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8 Approved by me this 25th day of July, 2014.

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10 
11 Edward B. Murray, Mayor

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13 Filed by me this 25th day of July, 2014.

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15 
16 Monica Martinez Simmons, City Clerk

17 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
City Budget Office	Jeanette Blankenship 615-0087	Lisa Mueller 684-5339

Legislation Title:

AN ORDINANCE related to the Office of Housing; lifting a budget proviso imposed on the Office of Housing Operating Fund Budget Control Level to allow spending for a predevelopment study that would evaluate the feasibility of expanding Legacy House and an International Community Health Services clinic as provided in Ordinance 124349, which adopted the 2014 Budget.

Summary of the Legislation:

This ordinance lifts a budget proviso imposed on \$295,000 in the Office of Housing Operating Fund Budget Control Level for a predevelopment study that would evaluate the feasibility of expanding Legacy House and an International Community Health Services (ICHS) clinic as provided in Ordinance 124349, which adopted the 2014 Budget.

Background:

The 2014 Adopted City Budget includes \$295,000 GSF in 2014 for a pre-development study that would evaluate the feasibility of expanding Legacy House, a low-income senior housing facility.

The City Council placed a budget proviso on funds such that the Office of Housing cannot expend funds on a predevelopment study for Legacy House and International Community Health Services clinic until the City Council has reviewed a detailed budget for the predevelopment study that includes non-City funding to the extent that such resources are available.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.



Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
Yes. This legislation removes a proviso and allows the Office of Housing to spend funds appropriated in the 2014 Adopted Budget for a predevelopment study to expand Legacy House and add a new International Community Health Services clinic.
- b) **What is the financial cost of not implementing the legislation?**
If this legislation is not implemented, the Office of Housing will not be able to spend funds appropriated for a predevelopment study for Legacy House.
- c) **Does this legislation affect any departments besides the originating department?**
Office of Housing.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
N/A
- e) **Is a public hearing required for this legislation?**
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?**
No.
- h) **Other Issues:**

List attachments to the fiscal note below:

Attachment A: Budget for SCIDpda/ICHS Predevelopment Study



Budget for SCIDpda/ICHS Predevelopment Study

6/20/2014

		Sources				
		City Funds 2014 Adopted Budget	SCIDpda and Partners In Kind	KC Brownfields	Other Funds	Total Sources
Phase 1	FEASIBILITY STUDY					
	market demand analysis					
	<i>PACE</i>	30,000				30,000
	<i>Assisted living/senior housing</i>	8,000				8,000
	project management	3,800				3,800
	Subtotal Phase 1	41,800	-	-	-	41,800
Phase 2	SITE SELECTION ANALYSIS³					
	space program analysis					
	<i>PACE</i>	10,000				10,000
	<i>Assisted living/senior housing</i>	5,000				5,000
	site suitability analysis					
	<i>environmental analysis¹</i>	-		30,000		30,000
	<i>geotech analysis</i>	20,000				20,000
	<i>legal/title search</i>	4,000				4,000
	<i>other impacts</i>	13,000				13,000
	conceptual design	35,000				35,000
	capital cost analysis	10,000				10,000
	project management	12,700				12,700
	Subtotal Phase 2	109,700	-	30,000	-	139,700
Phase 3	SITE IMPLEMENTATION ANALYSIS⁴					
	operational proforma					
	<i>PACE</i>	15,000				15,000
	<i>Assisted living/senior housing</i>	5,000				5,000
	ownership options	6,000				6,000
	financing options	11,000				11,000
	financial feasibility	14,000				14,000
	final report/presentations	7,000				7,000
	project management	5,800				5,800
	Subtotal Phase 3	63,800	-	-	-	63,800
Devt Reserves	SOFT COST RESERVES FOR DEVT⁵	79,700				79,700
PACE Program	PACE Demand Analysis ⁶		35,000		45,000	80,000
PACE Program	PACE Program implementation ⁷				295,000	295,000
Total Cost/Contribution		295,000	35,000	30,000	340,000	700,000



Notes

- ¹ King County Brownfields grant will be pursued for this item. If it is not able to be secured, the City would use 2014 Adopted Budget funds, which will reduce the Soft Costs reserves by approximately \$30,000.
- ² City funds from 2014 will be provided to SCIDpda on reimbursable basis for actual costs. Soft cost reserves will increase or decrease based on budgeted-to-actual expenditures.
- ³ Phase 2 costs will only be incurred if the market demand analysis performed in Phase 1 concludes that sufficient demand exists, SCIDpda provides a report to the City on the findings.
- ⁴ Phase 3 costs would not be incurred until SCIDpda provides a report to the City on the findings from Phase 2.
- ⁵ Reserves for soft costs associated with development, if the project moves forward to construction.
- ⁶ All costs reflected in this row were incurred over past year in preparation for potential PACE program. Future In Kind is not reflected.
- ⁷ Funds pledged from the Coulter Foundation.





City of Seattle
Edward B. Murray
Mayor

July 1, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached Council Bill that lifts a budget proviso imposed on the Office of Housing Operating Fund Budget Control Level. Lifting the proviso allows spending for a predevelopment study to evaluate the feasibility of expanding Legacy House, a low-income housing facility, and an International Community Health Services (ICHS) clinic as provided in Ordinance 124349, which adopted the 2014 Budget.

The City Council placed a budget proviso on funds such that the Office of Housing cannot expend funds on a predevelopment study for Legacy House and International Community Health Services until the City Council has reviewed a detailed budget for the predevelopment study that includes non-City funding to the extent that such resources are available. Staff from the City Budget Office and the Department of Finance and Administrative Services have reviewed the budget for the predevelopment study and have confirmed that non-City funds are available in addition to the City funding.

Thank you for your consideration of this legislation. Should you have questions, please contact Jeanette Blankenship at 615-0087.

Sincerely,

Edward B. Murray
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



STATE OF WASHINGTON -- KING COUNTY

--SS.

314174

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

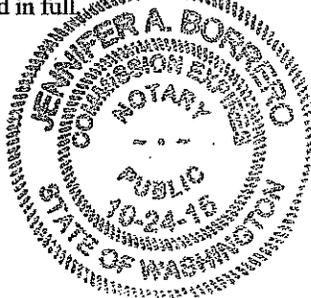
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124535-538 TITLE ONLY

was published on

08/07/14

The amount of the fee charged for the foregoing publication is the sum of \$67.28 which amount has been paid in full.



Subscribed and sworn to before me on
08/07/2014

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on July 21, 2014, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124535

AN ORDINANCE relating to land use and zoning, amending Sections 23.40.060, 23.41.012 and 23.90.018 to revise the Living Building and Seattle Deep Green Pilot program.

ORDINANCE NO. 124536

AN ORDINANCE relating to a lease agreement for office space; authorizing the Director of Finance and Administrative Services to enter into a lease agreement, for and on behalf of the City, with Columbia Center Property LLC for office space in the Columbia Center at 701 Fifth Avenue, Seattle, Washington, for use by the Law Department; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124537

AN ORDINANCE related to the Office of Housing; lifting a budget proviso imposed on the Office of Housing Operating Fund Budget Control Level to allow spending for a predevelopment study that would evaluate the feasibility of expanding Legacy House and an International Community Health Services clinic as provided in Ordinance 124349, which adopted the 2014 Budget.

ORDINANCE NO. 124538

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, August 7, 2014.

8/7(314174)