

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
Office of Housing	Elsa Kings/7-3956	Melissa Lawrie/4-5805

** 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

- a. Legislation Title:** AN ORDINANCE relating to the proposed Mercy Housing Northwest project for development of low-income housing and non-residential space in Building 9 at Sand Point near Warren G. Magnuson Park; authorizing the Housing Director to grant a temporary construction easement and permanent utility and driveway easements over City-owned property South of Building 9 to benefit the Building 9 property; and authorizing related documents and actions.
- b. Summary and background of the Legislation:** Ordinance 118963 authorized the City to assume ownership of certain land at the former Naval Station Puget Sound at Sand Point. The Office of Housing has jurisdiction over several parcels.

The State of Washington owns the former barracks known as “Building 9.” In 2014 the State selected Mercy Housing Northwest (MHNW) to receive title to and redevelop this property to provide for affordable housing and a range of other public benefits. In addition to the property, the state provided funding for the redevelopment. The project has also received an award from the Seattle Office of Housing, with combined sources of public funding totaling in excess of \$20 million. The project will ultimately provide approximately 148 units of housing affordable to low-income individuals and families as well as non-residential elements providing health care and preschool affordable to low-income families, with construction scheduled to begin in July 2017.

Access to and from the property requires vehicles and pedestrians to travel over roadways on property under the Office of Housing’s jurisdiction. Temporary construction and permanent emergency and driveway easements are necessary to the redevelopment and ongoing operations of the Building 9 project. The Office of Housing has determined that these easements offer the only practicable access options necessary to obtain the public benefits to be provided by the Building 9 Project.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project?** ___ Yes ___X___ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget?** ___ Yes ___X___ No
- b. 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?

No.

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

The Department of Parks and Recreation may not have an opportunity to expand its parking options at the site.

4. OTHER IMPLICATIONS

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

Yes. Parks is preparing companion legislation to create a permanent emergency access easement over Parks owned property.

b. Is a public hearing required for this legislation?

No.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

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

No.

e. Does this legislation affect a piece of property?

Yes, see map on exhibits E,F, and H to the Form of Easement Agreement, Attachment A to the Council Bill.

f. 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 housing, preschool, and health care facilities created by the Building 9 redevelopment project will serve low-income residents. Because the easement is necessary to the operation of the building, it will have direct benefit to low-income, historically disadvantaged communities.

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).

N/A

h. Other Issues:

List attachments/exhibits below: