

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Economic Development	Theresa Barreras/684-4505	Waslala Miranda / 233-5044

*\* 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**

**1. Legislation Title:**

AN ORDINANCE establishing a new SODO Parking and Business Improvement Area (BIA); levying special assessments upon owners of business, multi-family residential, and mixed-use properties within the area; providing for the deposit of revenues in a special account and expenditures therefrom; providing for collection of and penalties for delinquencies; providing for the establishment of a Ratepayers Advisory Board; providing for an implementation agreement with a program manager; providing for the continuity of services and the transfer of remaining funds from the current SoDo BIA account that was established in 2013 by Ordinance 124306; and ratifying and confirming certain prior acts.

**2. Summary and background of the Legislation:**

This ordinance establishes a new SODO Parking and Business Improvement Area (SODO Business Improvement Area) under RCW 35.87A. The SODO Business Improvement Area is expected to be funded by a special assessment levied on the owners of business, multi-family residential, and mixed-use properties within its boundaries. The City would contract with a program manager to administer the activities set out in the SODO Business Improvement Area work plan. The new SODO Business Improvement Area (BIA) program manager will be overseen by a Ratepayers Advisory Board, which would be broadly representative of the ratepayers in the SODO Business Improvement Area.

This ordinance is the final piece of legislation required to create a new and expanded SODO Business Improvement Area, as required by chapter 35.87A RCW. The City Council passed a resolution to initiate the formation of the SODO Business Improvement Area, as well as a resolution of intent that included the date and place of a public hearing. After the public hearing, the City Council agreed to go forward with this ordinance.

The SODO Business Improvement Area was originally established in 2013 for a five-year period, ending in November 2018. Based on its ability to provide services valued by its ratepayers, the SODO Business Improvement Area developed a proposal recommending the creation of a new BIA that will essentially extend it for a period of ten years and expand its boundaries. The SODO Business Improvement Area believes its proposal is efficient, accountable, and responsive to the area's needs. The group collected signatures for a petition to form a SODO Business Improvement Area that will continue to fund its programs:

- A. Transportation;
- B. Safety;

- C. Cleaning;
- D. Advocacy, marketing, communications, and business community development within existing zoning.

The petitioning effort resulted in a show of financial support by ratepayers who would pay at least 60% of the total special assessment revenues. Assessments will commence as of January 1, 2019, or the effective date of this ordinance, whichever is later. The new SODO Business Improvement Area will be overseen by a Ratepayers Advisory Board, which would be broadly representative of the proposed ratepayers.

## 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>Budget program(s) affected:</b>				
<b>Appropriation change (\$):</b>	<b>General Fund \$</b>		<b>Other \$</b>	
	<b>2018</b>	<b>2019</b>	<b>2018</b>	<b>2019</b>
<b>Estimated revenue change (\$):</b>	<b>Revenue to General Fund</b>		<b>Revenue to Other Funds</b>	
	<b>2018</b>	<b>2019</b>	<b>2018</b>	<b>2019</b>
				<b>\$987,462</b>
<b>Positions affected:</b>	<b>No. of Positions</b>		<b>Total FTE Change</b>	
	<b>2018</b>	<b>2019</b>	<b>2018</b>	<b>2019</b>

- 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?  
None.
- c. Is there financial cost or other impacts of *not* implementing the legislation?  
None to the City. The SODO Business Improvement Area is established as a revenue-neutral program.

If there are no changes to appropriations, revenues, or positions, please delete sections 3.d., 3.e., and 3.f. and answer the questions in Section 4.

### 3.d. Appropriations

       This legislation adds, changes, or deletes appropriations.

### 3.e. Revenues/Reimbursements

XX This legislation adds, changes, or deletes revenues or reimbursements.

#### Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2018 Revenue	2019 Estimated Revenue
19857 SODO Business Improvement Area	FAS	Ratepayer Assessments	\$0	\$987,462
<b>TOTAL</b>				

Is this change one-time or ongoing?

Ongoing for ten years. Every two years the property data will be updated, and the assessments recalculated, which could result in an increase or decrease to the total revenue collected.

Revenue/Reimbursement Notes: The 2019 revenue amount represents ratepayer assessment collections for a full year, with assessments commencing on January 1, 2019. Estimated annual revenue for 2019 is \$987,462. FAS would collect the assessments from the ratepayers, but the funds would then be kept by FAS only for reimbursement to the SODO Business Improvement Area.

### 3.f. Positions

       This legislation adds, changes, or deletes positions.

## 4. OTHER IMPLICATIONS

- a. **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. FAS will collect the BIA assessments from its ratepayers. FAS holds the funds solely for the purpose of reimbursing the SODO Business Improvement Area for administering staffing, projects, and other costs associated with the BIA.
- b. **Is a public hearing required for this legislation?**  
Yes. A public hearing was held on                      as required by RCW 35.87A.140.
- 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?**

Yes. The companion resolution was published to give notice of the public hearing for the proposed Council Bill. Prior ordinances to establish BIAs have also been published after Council adoption.

**e. Does this legislation affect a piece of property?**

No.

**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?**

Based on the Racial Equity Toolkit (see Summary Attachment A), the SODO BIA proposal is not expected to have adverse disproportionate impacts on vulnerable and historically disadvantaged communities in SODO. However, workers of color are underrepresented in the SODO workforce and the SODO BIA could explore strategies to develop the talent pipeline of workers of color in the district. It is also important that SODO maintain strong policies and procedures around its off-duty SPD officers providing security services.

**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).**

The SODO BIA work plan will remain largely the same as in prior years, with an expansion of its current services into the new boundaries. The summary of services and outcomes include the following:

**Advocate SODO:** direct business outreach, maintaining communication platforms to keep the local community informed and engaged, business community and partner events to increase connectedness, and advocate for SODO interests (14% of budget).

**Move SODO:** provide forum for diverse SODO stakeholders to address relevant transportation issues, advocate to improve street conditions, increase transit service, improve traffic flow and overhaul parking. Improve wayfinding through art and signage (6% of budget).

**Clean SODO:** street sweeping, litter and illegal dumping clean up, dumpsters and porta-potties for tailgating; address graffiti with public art murals including SODO Art Corridor along the E3 busway; conduct community cleanups and events on cleaning topics (33% of budget).

**Safe SODO:** provide supplemental security presence to address chronic issues and develop relationships with SODO business community; and provide safety classes and events to address issues (32% of budget).

**Governance and Management:** overall program management and board support to ensure BIA resources are deployed effectively and ratepayers benefit from their investment (15% of budget).

**List attachments/exhibits below:**

Summary Attachment A – Racial Equity Toolkit Analysis of SODO BIA Proposal

# Racial Equity Toolkit

## to Assess Policies, Initiatives, Programs, and Budget Issues

**Our vision is to eliminate racial inequity in the community.** To do this requires ending **individual racism**, **institutional racism** and **structural racism**. The Racial Equity Toolkit lays out a process and a set of questions to guide the development, implementation and evaluation of policies, initiatives, programs, and budget issues to address the impacts on racial equity.

### When Do I Use This Toolkit?

**Early.** Apply the toolkit early for alignment with departmental racial equity goals and desired outcomes.

### How Do I Use This Toolkit?

**With Inclusion.** The analysis should be completed by people with different racial perspectives.

**Step by step.** The Racial Equity Analysis is made up of six steps from beginning to completion:



# Racial Equity Toolkit Assessment Worksheet

Title of policy, initiative, program, budget issue:

Description:

Department:

Contact Name:

Contact Email:

Type: ☐ Policy ☐ Initiative ☐ Program ☐ Budget Issue

## Step 1. Set Outcomes.

1a. What does your department define as the most important racially equitable **community outcomes** related to the issue? (Response should be completed by department leadership in consultation with RSJI Executive Sponsor, Change Team Leads and Change Team. Resources can be found at: [rsji/toolkit/outcome.htm](https://rsji.org/toolkit/outcome.htm))

1b. Which racial equity **opportunity area(s)** will the issue primarily impact?

- ☐ Education
- ☐ Community Development
- ☐ Health
- ☐ Environment

- ☐ Criminal Justice
- ☐ Jobs
- ☐ Housing

1c. Are there impacts on:

- ☐ Contracting Equity
- ☐ Workforce Equity

- ☐ Immigrant and Refugee Access to Services
- ☐ Inclusive Outreach and Public Engagement

Please describe:

## Step 2. Involve stakeholders. Analyze data.

2a. Are there impacts on geographic areas? ☐ Yes ☐ No

Check all neighborhoods that apply (see map):

☐ All Seattle neighborhoods

☐ Ballard

☐ North

☐ NE

☐ Central

☐ Lake Union

☐ Southwest

☐ Southeast

☐ Delridge

☐ Greater Duwamish

☐ East District

☐ King County (outside Seattle)

☐ Outside King County

Please describe:

2b. What are the racial demographics of those living in the area or impacted by the issue?

(See *Identifying Stakeholder and Data Resources* sections)

2c. How have you involved community members and **stakeholders**?

(See *Identifying Stakeholders* section for questions to ask community/staff at this point in the process to ensure their concerns and expertise are part of analysis.)

2d. What does data and your conversations with **stakeholders** tell you about existing racial inequities that influence people's lives and should be taken into consideration?

(See *Data Resources* Section. *King County Opportunity Maps* for information based on geography, race and income.)



**2e. What are the root causes or factors creating these racial inequities?**

*Examples: Bias in process; Lack of access or barriers; Lack of racially inclusive engagement.*

**Step 3. Determine Benefit and/or Burden.**

**Given what you have learned from data and from stakeholder involvement...**

**3. How will the policy, initiative, program, or budget issue increase or decrease racial equity?**

What are potential unintended consequences? What benefits may result? Are the impacts aligned with your department's community outcomes that were defined in Step 1?

## Step 4. Advance Opportunity or Minimize Harm.

### 4. How will you address the impacts (including unintended consequences) on racial equity?

What strategies address immediate impacts? What strategies address root causes of inequity listed in Q.2e? How will you partner with stakeholders for long-term positive change? If impacts are not aligned with desired community outcomes, how will you re-align your work?

Program Strategies?

Policy Strategies?

Partnership Strategies?

## Step 5. Evaluate. Raise Racial Awareness. Be Accountable.

**5. How will you evaluate and be accountable?** How will you evaluate and report impacts on racial equity over time? What is your goal and timeline for eliminating racial inequity? How will you retain stakeholder participation and ensure internal and public accountability? How will you raise awareness about racial inequity related to this issue?

**5b. What is unresolved?** What resources/partnerships do you still need to make changes?

## Step 6. Report Back.

**6. Share analysis and report responses** from Step 5 with Department Leadership and Change Team Leads and members involved in Step 1.

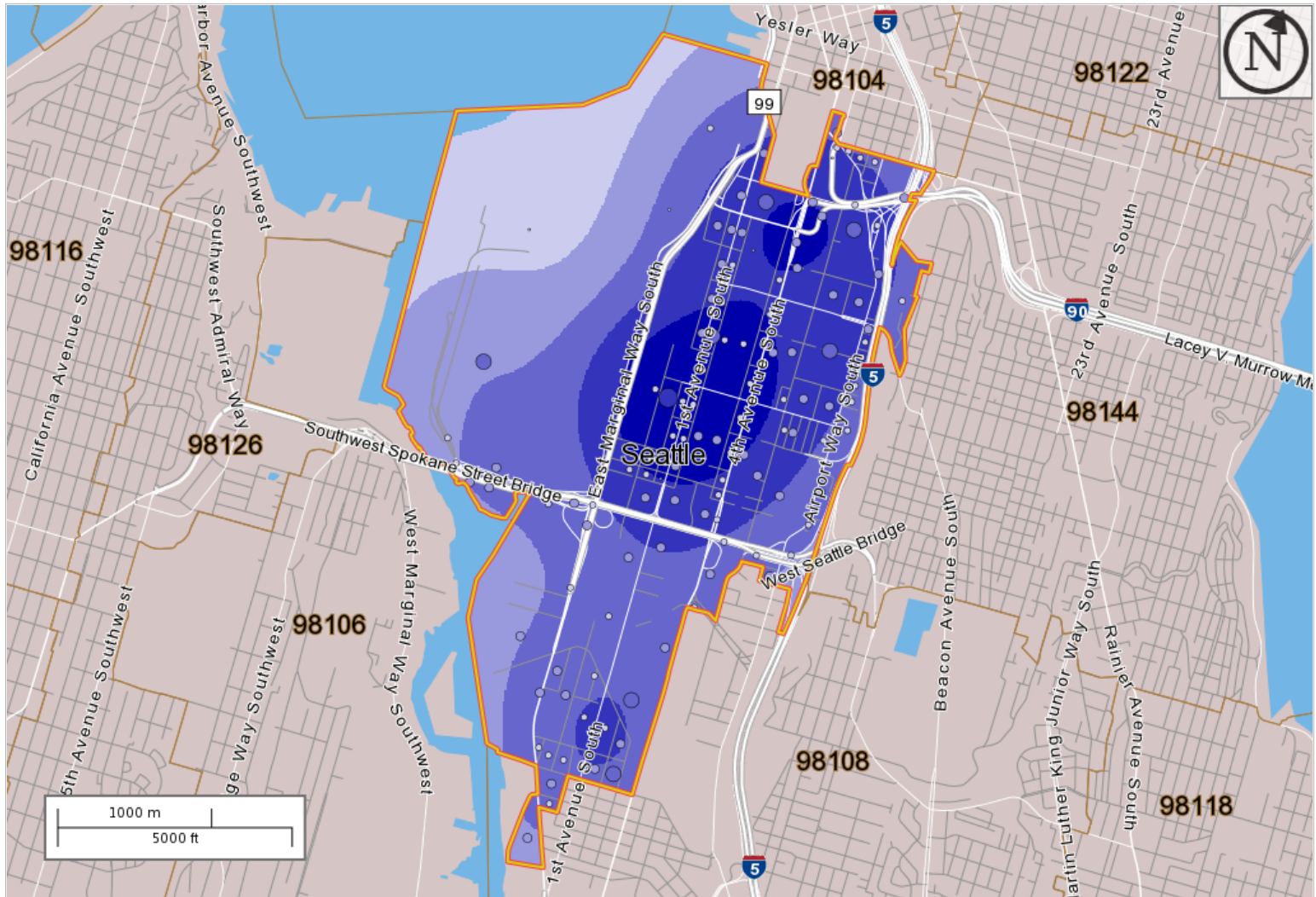
## Work Area Profile Report

### Primary Jobs for All Workers by Worker Race in 2015

Created by the U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov> on 06/12/2018

#### Counts and Density of Primary Jobs in Work Selection Area in 2015

##### All Workers



#### Map Legend

##### Job Density [Jobs/Sq. Mile]

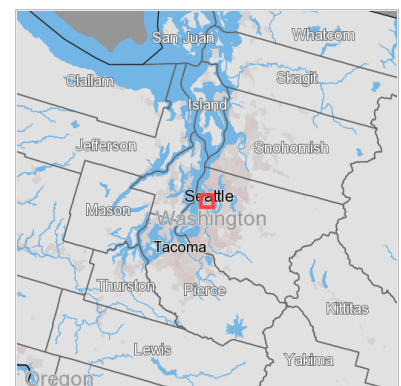
- 5 - 817
- 818 - 3,254
- 3,255 - 7,316
- 7,317 - 13,002
- 13,003 - 20,314

##### Job Count [Jobs/Census Block]

- 1 - 9
- 10 - 130
- 131 - 654
- 655 - 2,065
- 2,066 - 5,041

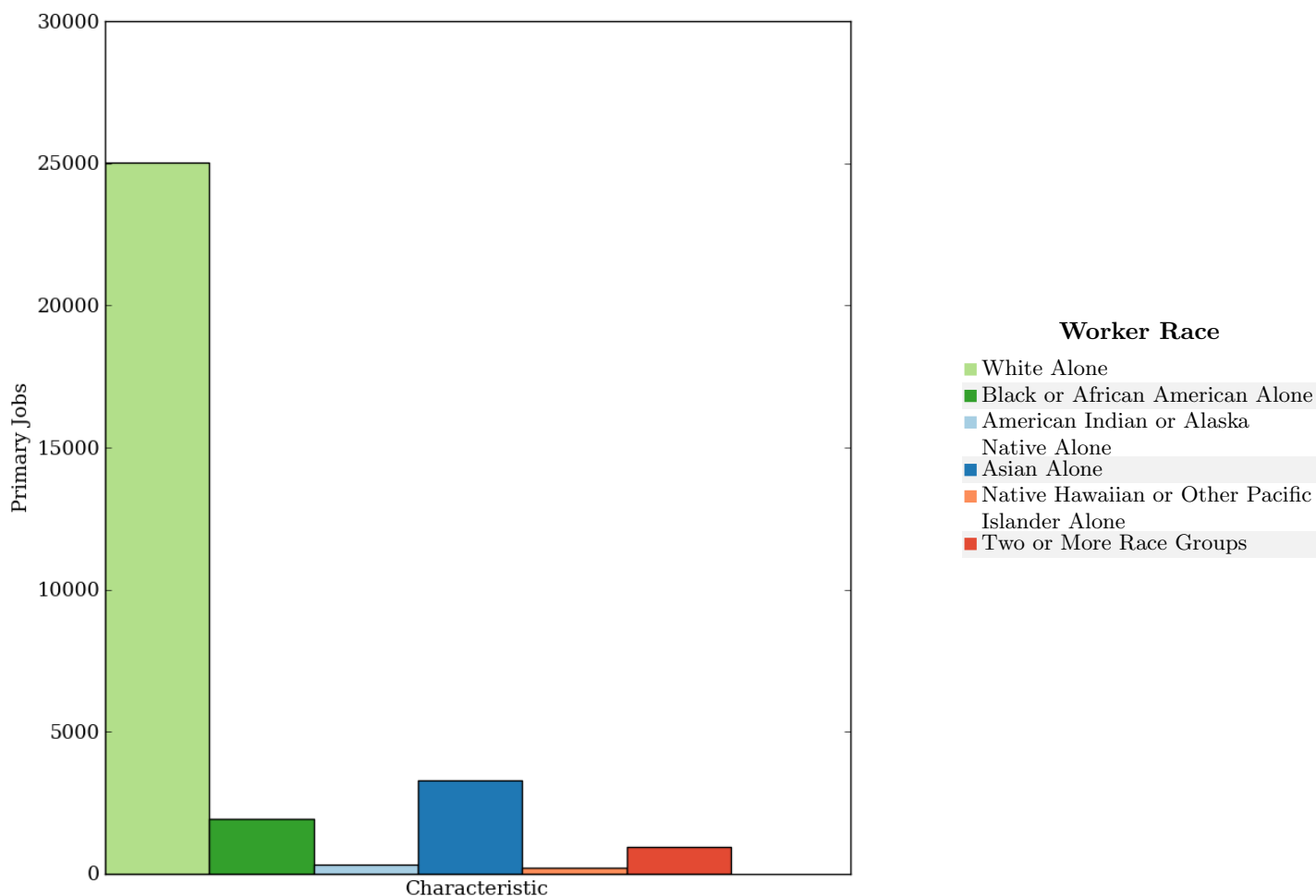
##### Selection Areas

- Analysis Selection



## Primary Jobs for All Workers by Worker Race in 2015

Employed in Selection Area



## Primary Jobs for All Workers by Worker Race in 2015

Employed in Selection Area

Worker Race	2015	
	Count	Share
<b>Total Primary Jobs</b>	31,724	100.0
White Alone	25,047	79.0
Black or African American Alone	1,921	6.1
American Indian or Alaska Native Alone	327	1.0
Asian Alone	3,290	10.4
Native Hawaiian or Other Pacific Islander Alone	187	0.6
Two or More Race Groups	952	3.0

## Additional Information

### Analysis Settings

<b>Analysis Type</b>	Area Profile
<b>Selection area as</b>	Work
<b>Year(s)</b>	2015
<b>Job Type</b>	Primary Jobs
<b>Labor Market Segment</b>	All Workers
<b>Selection Area</b>	98134 from ZIP Codes (ZCTA)
<b>Selected Census Blocks</b>	323
<b>Analysis Generation Date</b>	06/12/2018 13:55 - OnTheMap 6.5
<b>Code Revision</b>	d6ec994dcb416ba9b4b1b8cb2b4d690f01609fc9
<b>LODES Data Version</b>	20160219

### Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

### Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

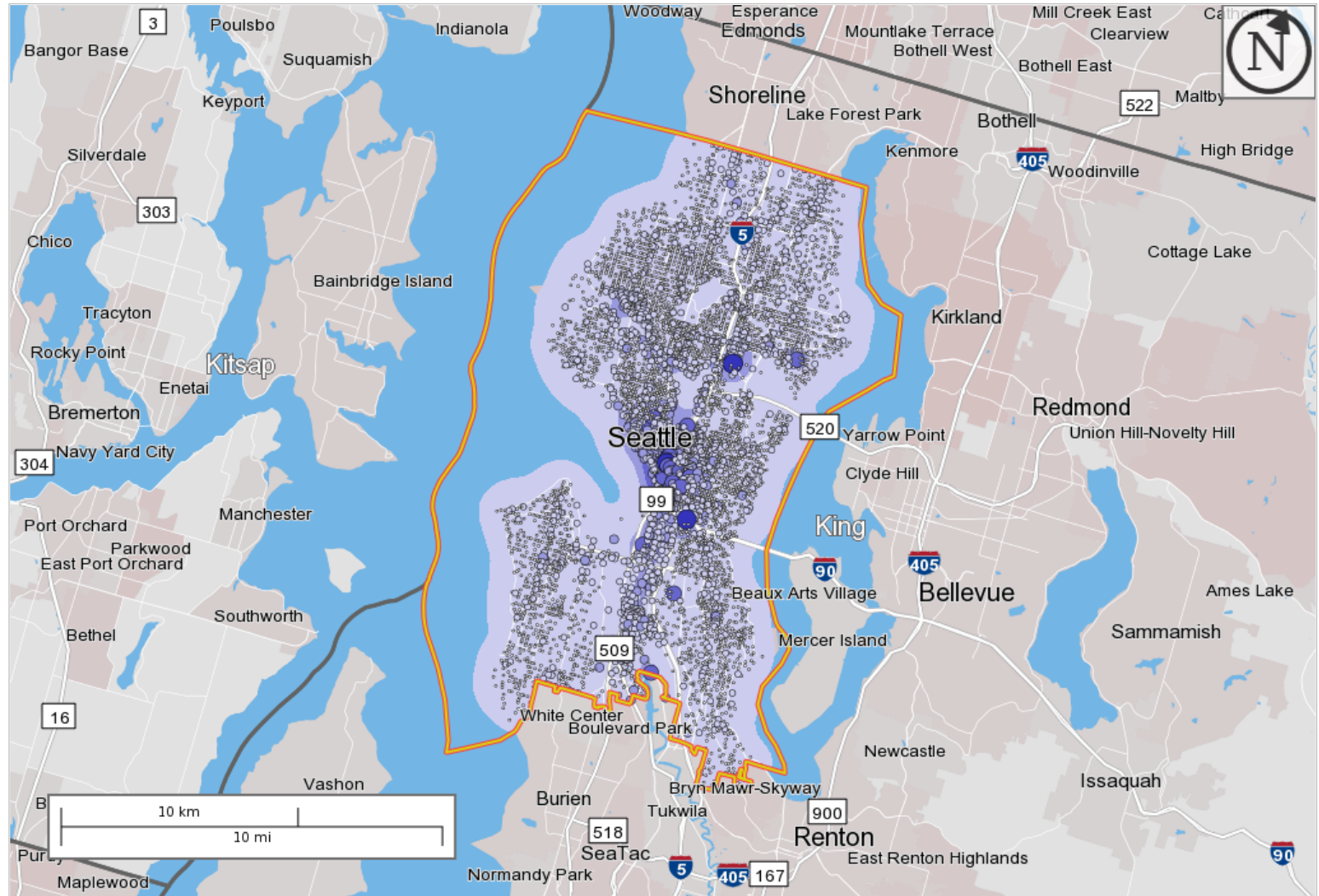
## Work Area Profile Report

### Primary Jobs for All Workers by Worker Race in 2015

Created by the U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov> on 06/12/2018

#### Counts and Density of Primary Jobs in Work Selection Area in 2015

##### All Workers



#### Map Legend

##### Job Density [Jobs/Sq. Mile]

- 5 - 8,276
- 8,277 - 33,089
- 33,090 - 74,444
- 74,445 - 132,342
- 132,343 - 206,782

##### Job Count [Jobs/Census Block]

- 1 - 37
- 38 - 586
- 587 - 2,964
- 2,965 - 9,368
- 9,369 - 22,870

##### Selection Areas

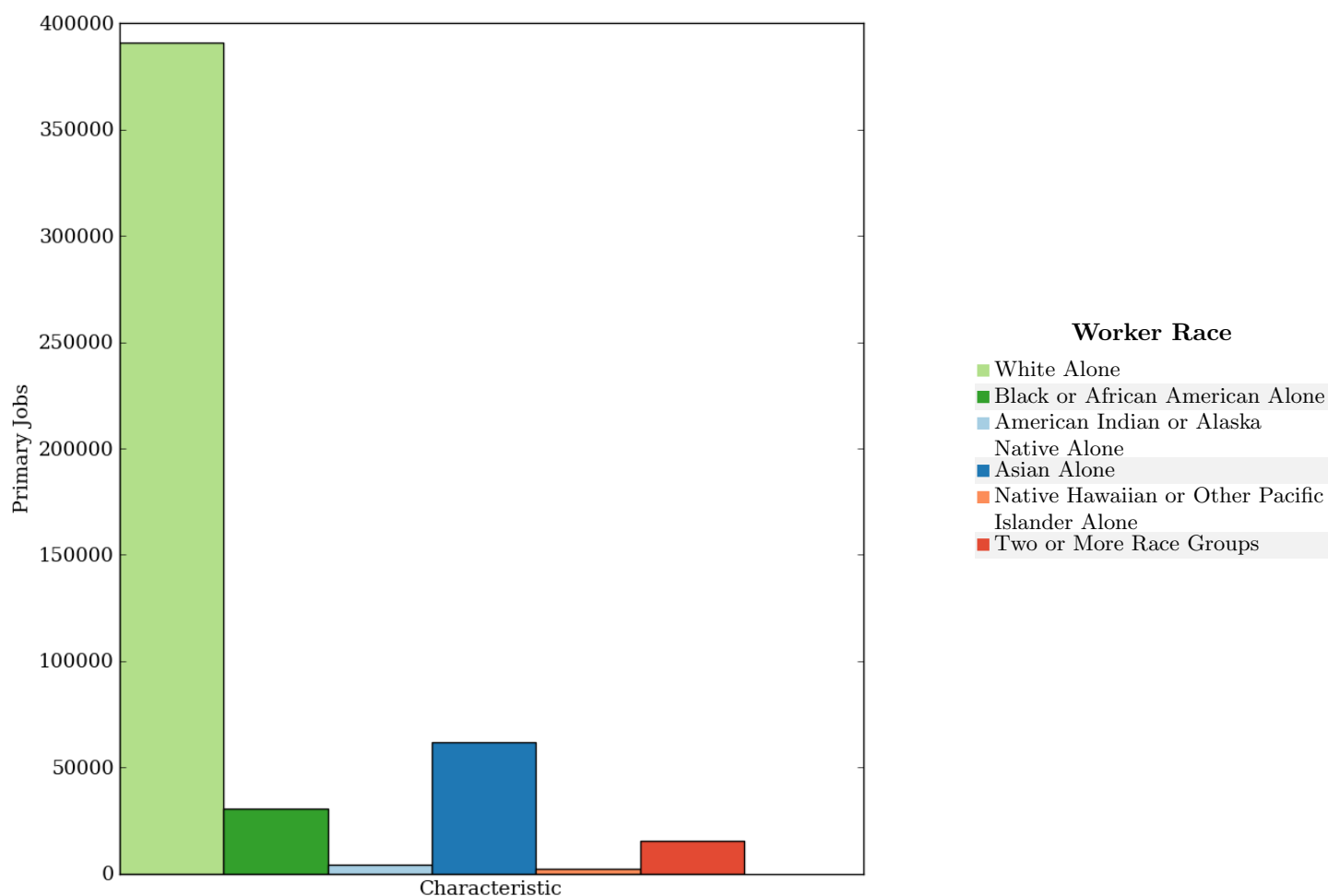
- Analysis Selection





## Primary Jobs for All Workers by Worker Race in 2015

Employed in Selection Area



## Primary Jobs for All Workers by Worker Race in 2015

Employed in Selection Area

Worker Race	2015	
	Count	Share
<b>Total Primary Jobs</b>	504,740	100.0
<b>White Alone</b>	390,941	77.5
<b>Black or African American Alone</b>	30,325	6.0
<b>American Indian or Alaska Native Alone</b>	4,392	0.9
<b>Asian Alone</b>	61,710	12.2
<b>Native Hawaiian or Other Pacific Islander Alone</b>	2,165	0.4
<b>Two or More Race Groups</b>	15,207	3.0



## Additional Information

### Analysis Settings

Analysis Type	Area Profile
Selection area as	Work
Year(s)	2015
Job Type	Primary Jobs
Labor Market Segment	All Workers
Selection Area	Seattle city, WA from Places (Cities, CDPs, etc.)
Selected Census Blocks	11,512
Analysis Generation Date	06/12/2018 17:22 - OnTheMap 6.5
Code Revision	d6ec994dcb416ba9b4b1b8cb2b4d690f01609fc9
LODES Data Version	20160219

### Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

### Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

## Work Area Profile Report

### Total Primary Jobs

	2015	
	Count	Share
Total Primary Jobs	31,724	100.0%

### Jobs by Worker Age

	2015	
	Count	Share
Age 29 or younger	6,226	19.6%
Age 30 to 54	18,576	58.6%
Age 55 or older	6,922	21.8%

### Jobs by Earnings

	2015	
	Count	Share
\$1,250 per month or less	4,160	13.1%
\$1,251 to \$3,333 per month	8,163	25.7%
More than \$3,333 per month	19,401	61.2%

### Jobs by NAICS Industry Sector

	2015	
	Count	Share
Agriculture, Forestry, Fishing and Hunting	30	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Construction	3,395	10.7%
Manufacturing	3,660	11.5%
Wholesale Trade	3,666	11.6%
Retail Trade	2,094	6.6%
Transportation and Warehousing	4,448	14.0%
Information	913	2.9%
Finance and Insurance	84	0.3%
Real Estate and Rental and Leasing	488	1.5%
Professional, Scientific, and Technical Services	2,529	8.0%
Management of Companies and Enterprises	4,761	15.0%
Administration & Support, Waste Management and Remediation	1,643	5.2%
Educational Services	36	0.1%
Health Care and Social Assistance	792	2.5%
Arts, Entertainment, and Recreation	1,070	3.4%
Accommodation and Food Services	1,322	4.2%
Other Services (excluding Public Administration)	772	2.4%
Public Administration	21	0.1%

### Jobs by Worker Race

	2015	
	Count	Share
White Alone	25,047	79.0%
Black or African American Alone	1,921	6.1%
American Indian or Alaska Native Alone	327	1.0%
Asian Alone	3,290	10.4%
Native Hawaiian or Other Pacific Islander Alone	187	0.6%
Two or More Race Groups	952	3.0%

### Jobs by Worker Ethnicity

	2015	
	Count	Share
Not Hispanic or Latino	29,569	93.2%
Hispanic or Latino	2,155	6.8%

**Jobs by Worker Educational Attainment**

	2015	
	Count	Share
Less than high school	2,419	7.6%
High school or equivalent, no college	6,104	19.2%
Some college or Associate degree	8,171	25.8%
Bachelor's degree or advanced degree	8,804	27.8%
Educational attainment not available (workers aged 29 or younger)	6,226	19.6%

**Jobs by Worker Sex**

	2015	
	Count	Share
Male	20,226	63.8%
Female	11,498	36.2%