Community Development

2015/16 Proposed Biennial Budget

November 4, 2014

CITY OF Federal Way

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Community Development

Maintain and improve Federal Way's quality of life through land use, building construction, code enforcement, and community service programs.

- **Departmental Administration**
- **Planning**
- **Building**
- **Community Services**

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2015/16 Budget – Department

	2015	2016
Department	$4,274,906	$4,363,596
• Administration	$380,509	$386,578
• Planning	$821,826	$847,469
• Building	$1,165,280	$1,208,966
• Community Services	$1,927,450	$1,937,450

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Departmental Reorganization

- Community Development and Economic Development were split into two separate departments
- Economic Development and Community Development will maintain close coordination

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2015/16 Mayor's Recommended Program Changes

- $100,000/per year for Contract Staff
- $34K for Two Replacement Fleet Vehicles
  - 2015 Ford Focuses

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Departmental Administration

- Participate in regional and legislative discussions regarding planning, building, and community services
- Ensure that planning efforts and the regulatory environment provide for a balance between protection of the environment and neighborhoods and accommodating new development to house a growing population and jobs

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Departmental Administration

- Provide a work environment that encourages creativity and longevity
- Work to improve quality, efficiency, and effectiveness of customer service

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2015/16 Budget – Administration

	2015	2016
Budget	$380,509	$386,578
Expenditures		
• Staff	$371,067	$377,137
• Other	$9,441	$9,441

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Planning Division

- Review/approval of land use and subdivision applications
- Updates to the comprehensive plan
- Updates and revisions to zoning, subdivision, and environmental codes
- Special projects like annexations

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Planning Division
2013/14 Key Accomplishments

- Three moratorium and other code amendments
- Annual comprehensive plan amendments
- Progress on major comprehensive plan update
- Progress on critical areas code update
- On-going review of ST light rail environmental process

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Planning Division
2013/14 Key Accomplishments

Large land use reviews:

- PACC
- Park 16 MF housing project
- Highpoint mix-use project
- Highpoint appeal
- Celebration Senior Housing
- Federal Way High School re-build

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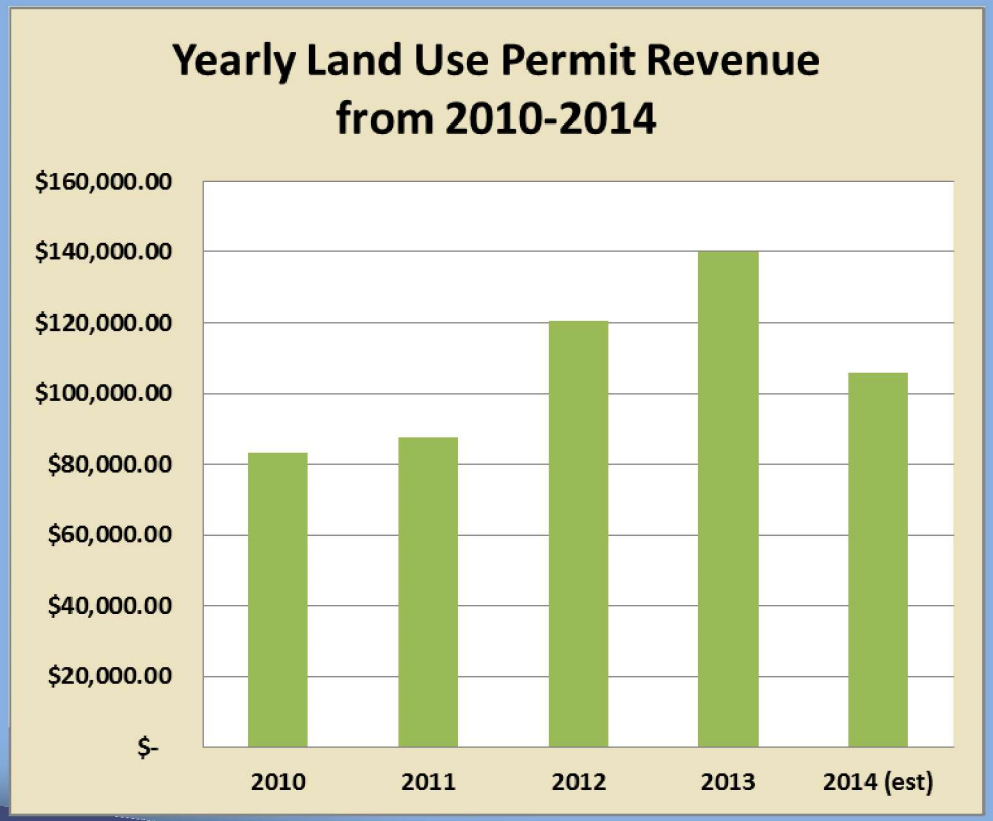
2013/14 Revenue – Planning

Revenue Trends



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2015/16 Budget – Planning

	2015	2016
Budget	$821,826	$847,469
Revenue	$97,000	$97,000
Expenditures		
• Staff	$797,670	$823,312
• Other	$24,156	$24,157

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Planning Division
2015/16 Key Projects

- Collaborate on re-use of former Weyerhaeuser property
- 2015 Major Comprehensive Plan Update
- 2015 Critical Areas Ordinance Update
- Regulatory support to PACC, Town Square Park site, and other City Center development
- Collaborate on evaluation of alignment and station alternatives for Sound Transit
- Process code amendments with focus on economic development

SITE PLAN

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Building Division

- Permit Center
- Building Construction Plan Review
- Building Construction Inspections
- Code Compliance

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Building Division
2013/14 Key Accomplishments

Permit processing, plan review, and inspection:

- Kohl's
- Dick's Sporting Goods
- Progressive
- DaVita's
- Wild Waves
- Winstone East
- Total Wine
- Children's Hospital
- Celebration Senior
- Federal Way Townhomes
- Billy McHale's
- O'Reily's
- Starbucks
- Single Family Projects

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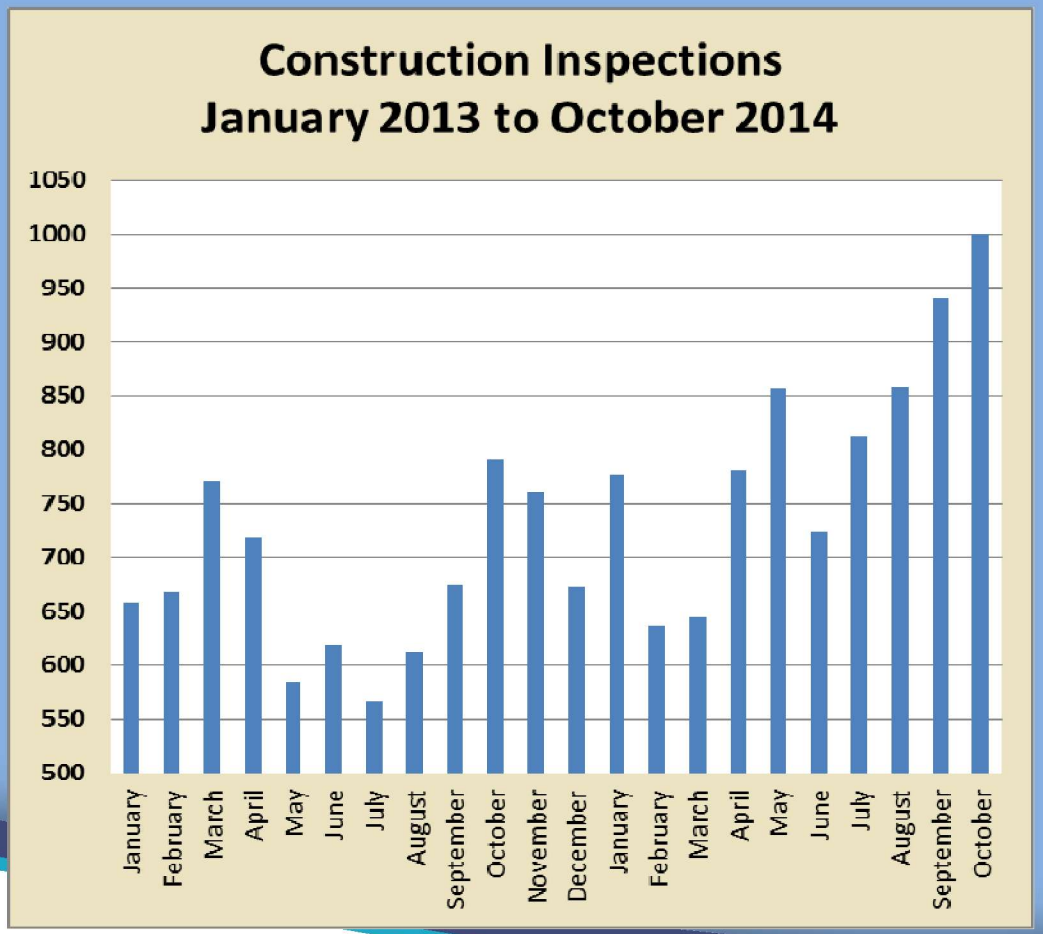
Building Division
2013/14 Key Accomplishments

Inspections



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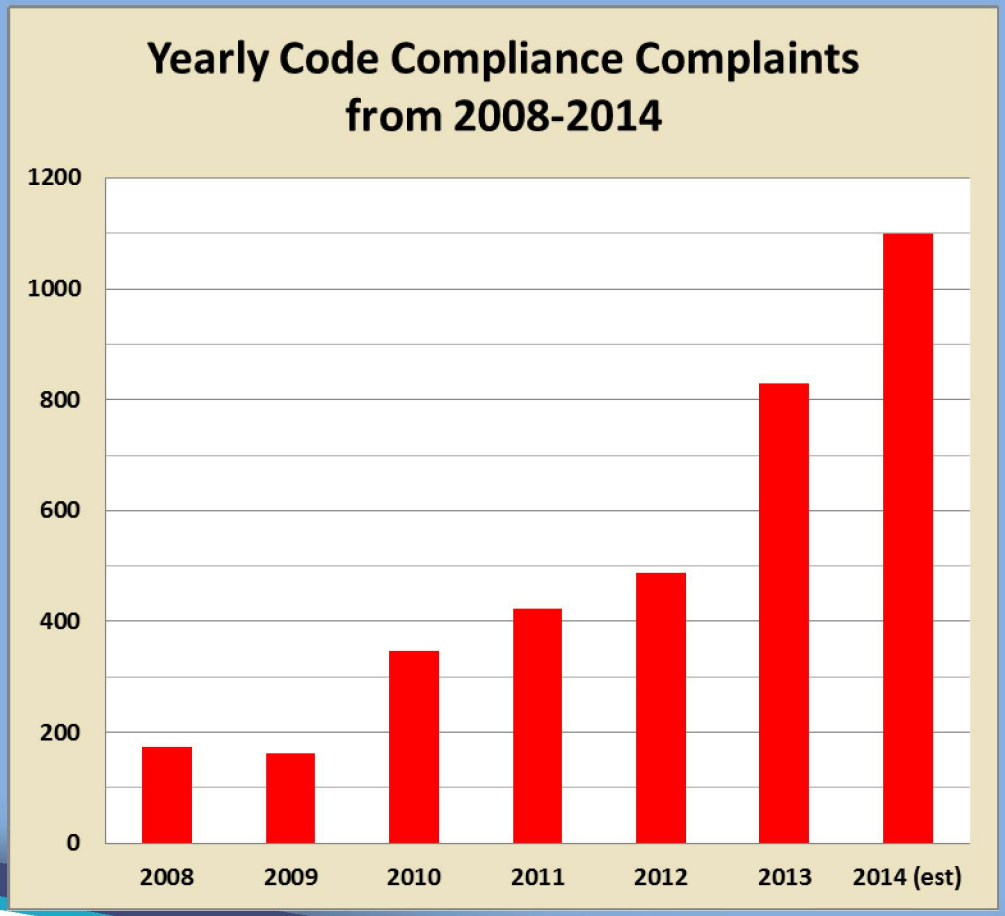
Building Division 2013/14 Key Accomplishments

Code Compliance

- Significant complaint 2013-14
- Member of Police Cities
- Neighborhood meetings
- Integrating proactive



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2015/16 Budget – Building

	2015	2016
Budget	$1,165,280	$1,208,966
Revenue		
• Revenue	$2,475,000	$2,475,000
• Prop 1 Funding	$101,267	$101,496
Expenditures		
• Staff	$1,147,840	$1,191,526
• Other	$17,440	$17,440

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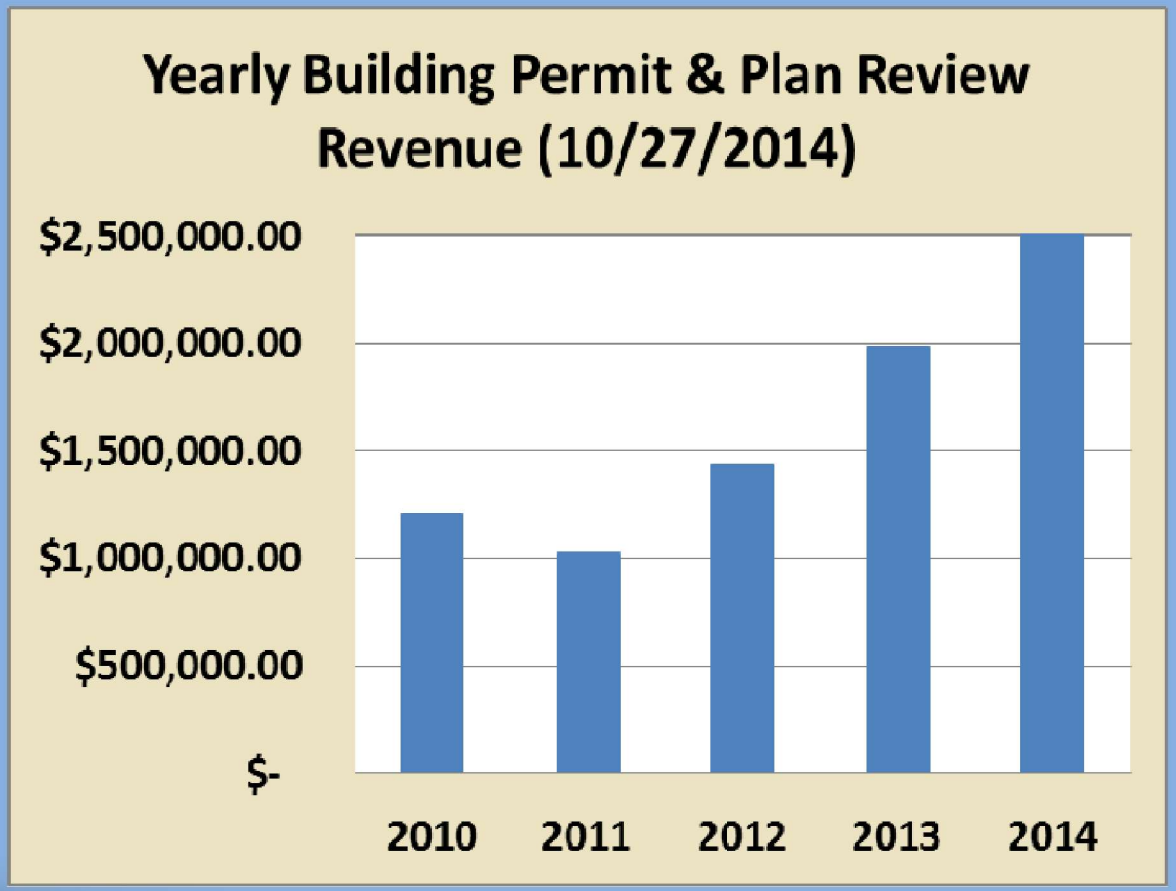
2013/14 Revenue – Building

… More than

$2.5 Million Dollars

For Construction Services:

- Permit Center
- Bld. Plan Review
- Pln. Plan Review
- Inspections



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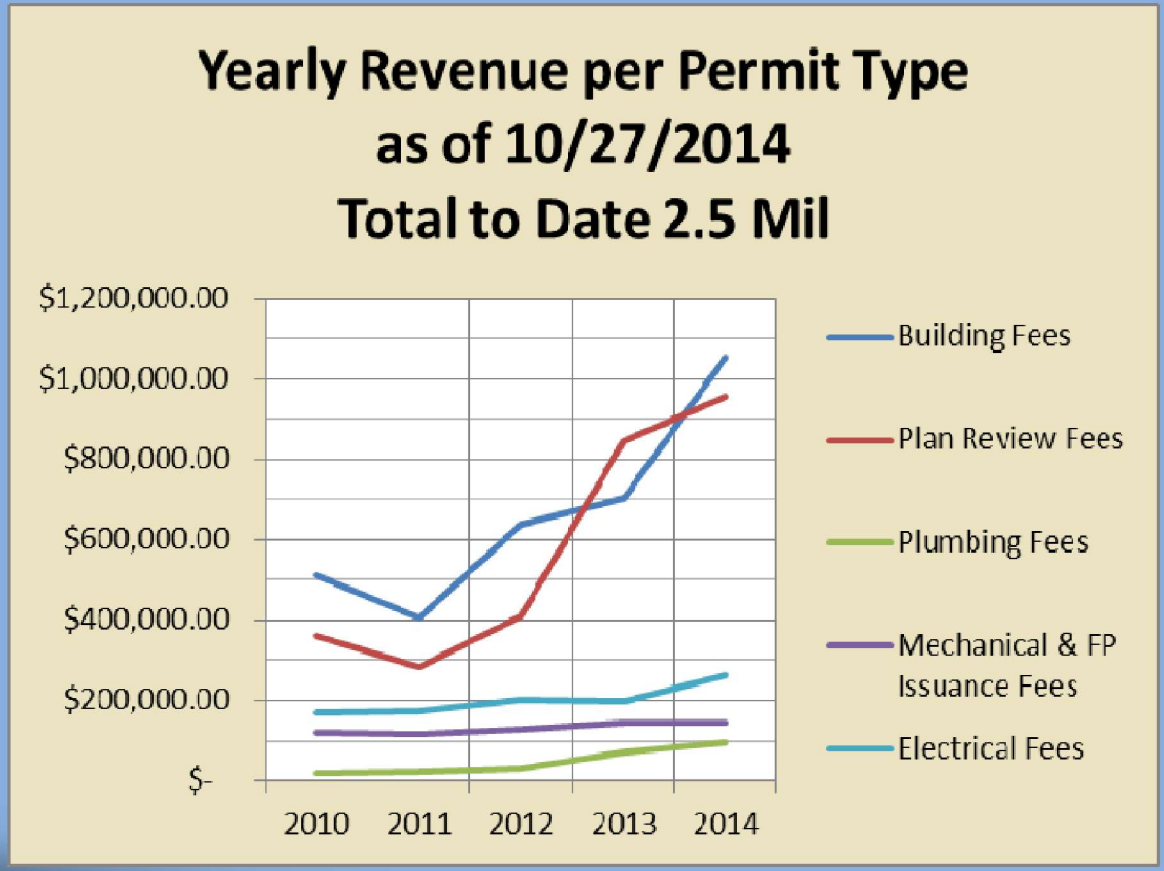
2013/14 Revenue – Building

$2.5 Million Dollars

Fees include

- Building
- Plan Review
- Plumbing
- Mechanical
- Electrical



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Building Division
2015/16 Key Projects

Review & Inspection

- Large multifamily
  -Park 16 -Highpoint -Kitts'Corner
- PACC
- Veterans Apartments
- Celebration Senior Housing
- Federal Way High School
- Weyerhaeuser

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Building Division
2015/16 Key Projects

- Fulfill commitment to provide quality building permit processing, plan review, and inspections
- Maintain and Improve:
  - FWRC Title 1, "Enforcement"
  - FWRC Title 13, "Building Codes"
    - Adoption of 2015 International Construction Codes, July 2016
- Expand on-line permitting and review capabilities
- Institute improvements to Amanda permit tracking system

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Building Division
2015/16 Key Projects

- Manage increasing volume of code compliance complaints and code enforcement actions
- Participate in national legislative Building Safety Code development hearings
- Expand use of Safe Cities

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Community Services Division

Assists our community by:

- **Working with and providing funding for agencies that serve low- and moderate-income citizens of Federal Way**
- **Funding via the HSGF grants and the CDBG Program**

Supports services such as:

- **Food Pantries**
- **Clothing**
- **Housing**
- **Advocacy**
- **Crisis help**
- **Medical/ dental programs**
- **Support for small business**
- **Other needs in the community**

Strives to serve the community by enabling people to live more satisfying, independent, and productive lives.

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Community Services
2013/14 Key Accomplishments

- Managed and administered the Human Services general fund grant process for 38 programs; awarding a total of $1,041,533 over two years
- Conducted the Housing Repair Loan Program, serving 130 persons in 53 households
- Applied and received approval from HUD for Section 108 Loan Guarantee Program

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Community Services 2013/14 Key Accomplishments

- Completed, in partnership with Habitat for Humanity, the Neighborhood Stabilization Program (NSP 3) to purchase and renovate 10 single-family in the Westway neighborhood; providing housing and homeownership for 10 low-income families

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2015/16 Budget – Community Services

	2015	2016
Budget	$1,927,450	$1,937,450
Revenue		
• Intergovernmental	$1,237,072	$1,237,103
Expenditures		
• Staff	$370,140	$384,644
• Programs	$1,491,464	$1,486,663
– CDBG	$649,054	$649,054
– HSGF	$430,000	$430,000
• Intergovernmental	$58,896	$ 58,896

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Community Services
2015/16 Key Projects

- Work with King County to prepare the CDBG 2015-2019 Consolidated Plan and 2015 Action Plan
- Complete and close on Section 108 Loan for the PACC
- Work with Public Health-Seattle & King County and other on a sustainable model for Public Health Clinics in Federal Way and elsewhere in South King County
- Explore the possibility of establishing a local HOME Consortium with other cities in South King County

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Community Services
2015/16 Key Projects

- Establish in-house administration of the CDBG Home Repair Loan Program operations and bookkeeping
- Compete and implement the NRSA Plan for the Camelot/Lauralwood area of north Federal Way
- Redesign the CDBG CERF application and funding process
- Improve and expand data collection and analysis for Community Services programs

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Community Services
2015/16 Key Projects

- Revise, with partner communities, the HSGF application and funding process
- Monitor agencies receiving CDBG and HSGF grants

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Community Development

End of Presentation

Questions?

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2015/16 Cross References

The Department of Community Development has referenced throughout the budget.

- The Budget Section detailing 2013-14 accomplishments and 2015-16 proposed key projects are detailed on pages: C-23 through C-40.
- For your convenience, additional reference are provided on the next slide…

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2015/16 Cross References

Community Development Section:C-23 through C-40.

Specific Slides

- PP Slide #4 Budget C-27
- PP Slide #6 Budget Page 8 &19 of Summary, C-111. F-3, C-28
- PP Slide #9 Budget C-30
- PP Slide #14 Budget C-33
- PP Slide #20 Budget C-36
- PP Slide #29 Budget C-39
- PP Slides # 13, 18, 21, & 22 Show Revenue and Inspection Counts Documented in "Amanda," the City's permit tracking system

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