



URM Grants/Finance Sub-Group

Photo by John Skelton



Seattle Department of
Construction and Inspections

Seattle Office of
Emergency Management

April 24, 2023

Today's Meeting

- Goal:
 - Identify eligible FEMA grant projects and applicable timelines
- Meeting Agenda:
 - Introductions
 - SDCI URM Program Update
 - Review of FEMA Grants
 - Eligibility
 - Project Types
 - Period of Performance
 - Application Timelines
 - Group Discussion on projects, interests, priorities, timelines



Introductions

Seattle Department of Construction & Inspections:

Office of Emergency Management

Alliance for Safety, Preservation, and Affordability (ASAP!)



Ongoing Work

Parallel Tracks

1. Technical Development

- Update of Draft Technical Standards

2. Policy Development (Ordinance & Program)

- Policy Development Working Groups
- Interdepartmental Team



Ongoing Work: Technical Development

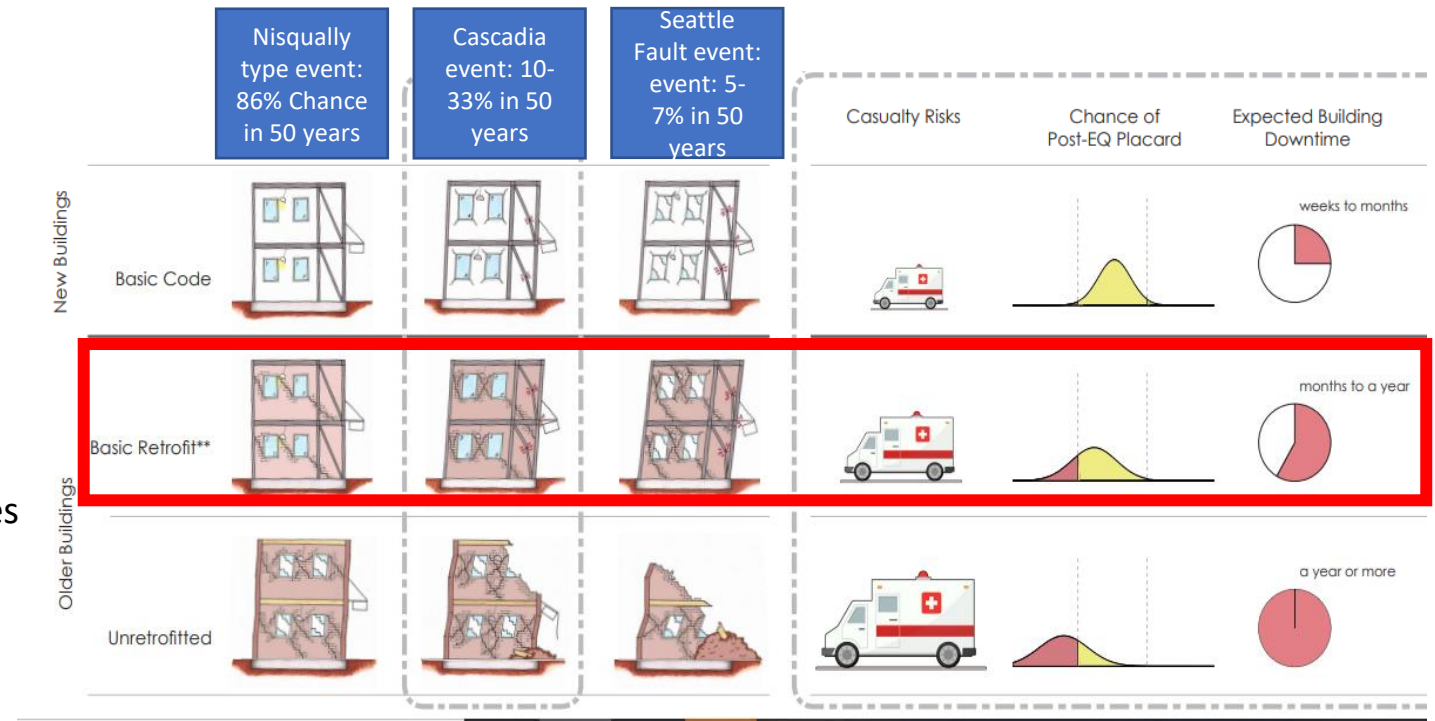
1. Comprehensive Method

- Seattle Existing Building Code (SEBC) Substantial Alteration
 - Reduced Seismic Forces

2. Alternate Method

- Requires:
 - Anchoring of walls to floors and roof
 - Tall URM walls are strong-backed to prevent out-of-plane bending failure
 - Parapets and other dangerous appendages to be braced

Neither method will be a contributing factor for other Substantial Alteration triggers.



Ongoing Work: Technical Development

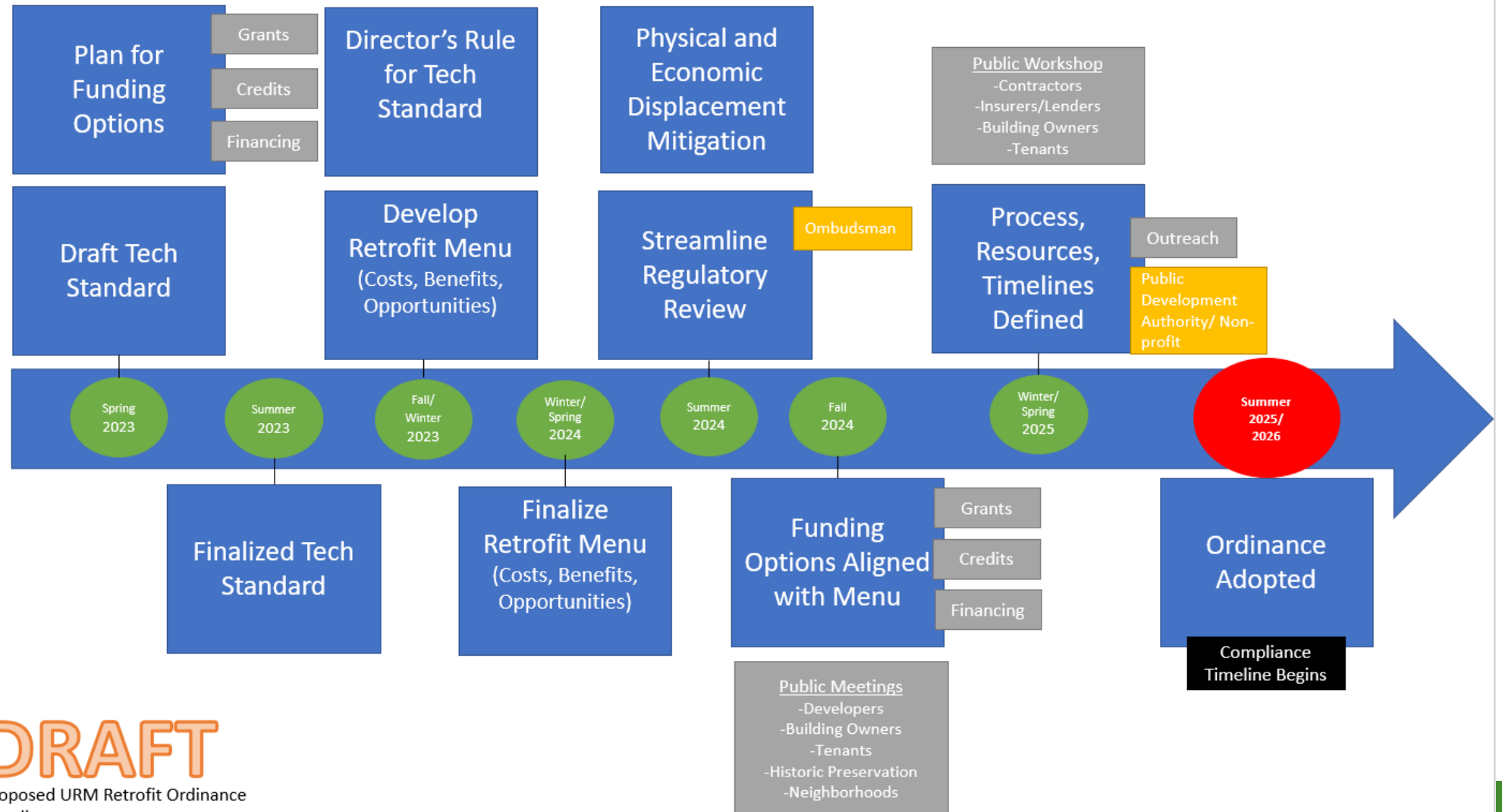
Director's Rule

- Establish standard for compliance prior to URM ordinance adoption
 - Support voluntary retrofits
 - Structures retrofitted to this Technical Standard will be deemed to comply with any future URM ordinance.
- Timeframe
 - Goal: Complete technical standard by summer 2023
 - Complete Director's Rule by end of 2023

Ongoing Work: Policy Development

URM Policy Development Working Groups				
Group	Technical Standard Briefing Working Group	Communications Working Group	Funding Working Group	Owners' & Tenants' Needs Working Group
<i>Intent</i>	<i>Provide forum for Q&A on technical standard</i>	<i>Community engagement and acceptance</i>	<i>Explore ways to mitigate cost of retrofits</i>	<i>Address physical and economic displacement</i>
<i>Sub-Group</i>		<i>Case-studies sub-group</i>	<i>Retrofit Credit/TDR sub-group</i>	
<i>Sub-Group</i>			<i>Grant & Finance sub-group</i>	

Proposed Timeline



DRAFT

Proposed URM Retrofit Ordinance
Timeline
04/20/2023

FEMA Grant Eligible Activities

- Planning
- Scoping
- Construction

FEMA Grant Eligible Applicants

- Grant Selection
 - FEMA
- Applicant:
 - Washington State Emergency Management
- Sub-Applicant:
 - City of Seattle
 - Special Districts

FEMA Grant Eligible Activities

- Planning (Annual \$1M cap at State)
 - Hazard Mitigation Plan updates
 - Community Engagement in Planning Process:
 - Incorporating diverse and/or underserved populations that have unique needs into the planning process.
 - Utilizing innovative community engagement methods to inform local priorities

Steps to Retrofit:

1. Define Project Goals
2. Review current conditions and tenancy
3. Assemble project team
4. Perform an engineering investigation
5. Develop Retrofit Plans
6. Submit plans for permits
7. Construction

FEMA Grant Eligible Activities

- Scoping
 - Scoping and developing hazard mitigation projects and alternatives, including engineering design and feasibility studies
 - Conducting meetings, outreach, and coordination with potential subapplicants and community residents to identify potential future mitigation projects.
 - Development of construction-ready hazard mitigation projects

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FEMA Grant Eligible Activities

- Construction
 - Seismic Retrofit

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Scoping and Construction Example

CITY OF BERKELEY



Grant 1: \$3.5M
Grant 2: \$6M

BUILDING TYPE	DESIGN GRANT MAXIMUM SIZE	CONSTRUCTION GRANT MAXIMUM SIZE
<ul style="list-style-type: none">Non-Ductile ConcreteTilt-up and other RWFD	\$10,000 (cap at 75% of Design Costs)	\$25,000 to \$150,000 (Cap at 40% of Construction Costs)
<ul style="list-style-type: none">Soft Story 5+ residential units, non-residential, and hotels/motelsUnreinforced Masonry	\$5,000 (cap at 75% of Design Costs)	\$25,000 to \$150,000 (Cap at 40% of Construction Costs)
Soft Story 3-4 residential units	\$5,000 (cap at 75% of Design Costs)	\$15,000 to \$20,000 (Cap at 40% of Construction Costs)
Other Wood-Framed Buildings 5+ residential units	\$10,000 (cap at 75% of Design Costs)	\$25,000 to \$150,000 (Cap at 40% of Construction Costs)
Other Wood-Framed Buildings 3-4 residential units	\$5,000 (cap at 75% of Design Costs)	\$15,000 to \$60,000 (Cap at 40% of Construction Costs)

*The maximum Construction Grant size for any project cannot exceed 75% of the permit valuation or actual retrofit costs, whichever is lower. Grant maximums for each building type vary according to demand, occupancy, and square footage. If a seismic code enforcement case is open for the building, grants will be capped at \$25,000.



FEMA



Seattle Department of
Construction & Inspections



Construction

- Seattle Good Shepherd Center
 - Partnership with Historic Seattle
- \$380K
 - \$95K Match



Construction

- Bremer Apartments, Community Roots Housing
- \$3.7M
 - \$1.2M Match



Timelines

- Period of Performance 36 months
- Grant Applications:
 - Extensive Cost-Benefit Analysis
 - Due to WA EMD in Fall
 - Due to FEMA in January
 - ~2 years to award

Project Idea Discussion

- Berkeley style?
- Neighborhood-Based?
- Affordable housing focus?

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Next Steps

QUESTIONS?

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