# OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT (OPCD)

## 2027–2028 PROPOSED BUDGET

## OVERVIEW & POLICY CONSIDERATIONS PAPER

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**Table 1. Department Budget Summary**

| Budget Summary Level | 2026 Adopted | 2027 Proposed | % Change | 2028 Proposed | % Change |
|---|---|---|---|---|---|
| **Operating Budget** | | | | | |
| Design Commission | $1.0M | $1.0M | (0.8%) | $1.0M | 1.5% |
| Equitable Development Initiative | $30.5M | $26.8M | (11.9%) | $26.8M | 0.0% |
| Planning & Community Development | $11.7M | $10.6M | (9.2%) | $10.8M | 1.3% |
| **Total** | **$43.2M** | **$38.4M** | **(10.9%)** | **$38.6M** | **0.4%** |
| **FTE** | **51** | **49.5** | **(3%)** | **49.5** | **0%** |

## I. OVERVIEW AND SUMMARY

The Office of Planning and Community Development (OPCD) supports citywide and community planning efforts and manages the Equitable Development Initiative (EDI) grant program. Two commissions, the Seattle Design Commission and the Seattle Planning Commission, are staffed by OPCD. OPCD's 2027-2028 Proposed Budget is $38.4 million, which is a decrease of 11% compared to the 2026 Adopted Budget. The $4.7 million in reductions is primarily attributable to the removal of one-time items from the last biennium. Most changes in the 2027-2028 Proposed Budget are technical adjustments. The Department's work program is stable, with a continued focus on Comprehensive Plan implementation, regional center planning, and station area planning, as well as continued implementation and refinement of the EDI program. Staff have identified one issue for the Council's consideration that is discussed in more detail below.

### A. Operating Budget

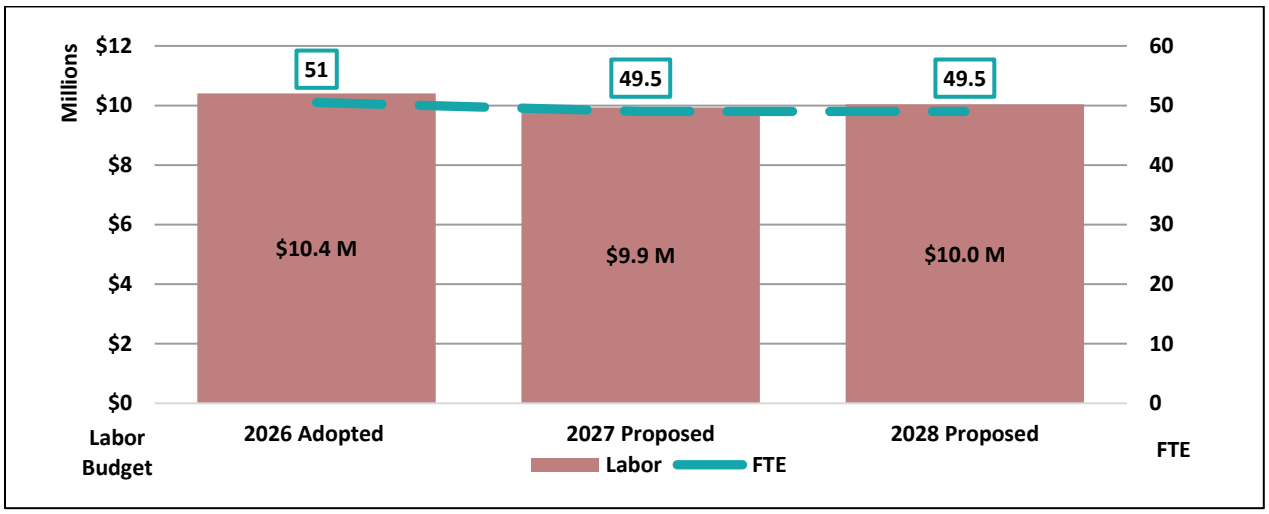
The 2027-2028 Proposed Budget includes several minor changes to the Department's work. One notable shift is a $338,000 GF reduction to shift overhead and administrative costs to JumpStart Payroll Expense Tax funds (JumpStart), see section II.1.

The Proposed Budget includes removing vacant positions, described in section I.B, below, and also extends the sunset date for a Regional Centers Planner position based on the anticipated timeline for Council adoption of Centers plans.

One-time items removed from this budget include $3,100,000 GF for EDI grantees (added by Council in the 2026 Adopted Budget), $500,000 GF for North Aurora planning work, and $200,000 JumpStart fund for planning activities related to housing reparations.

## B. FTE & Labor Changes

***Figure 1. FTE & Labor Budget Summary***



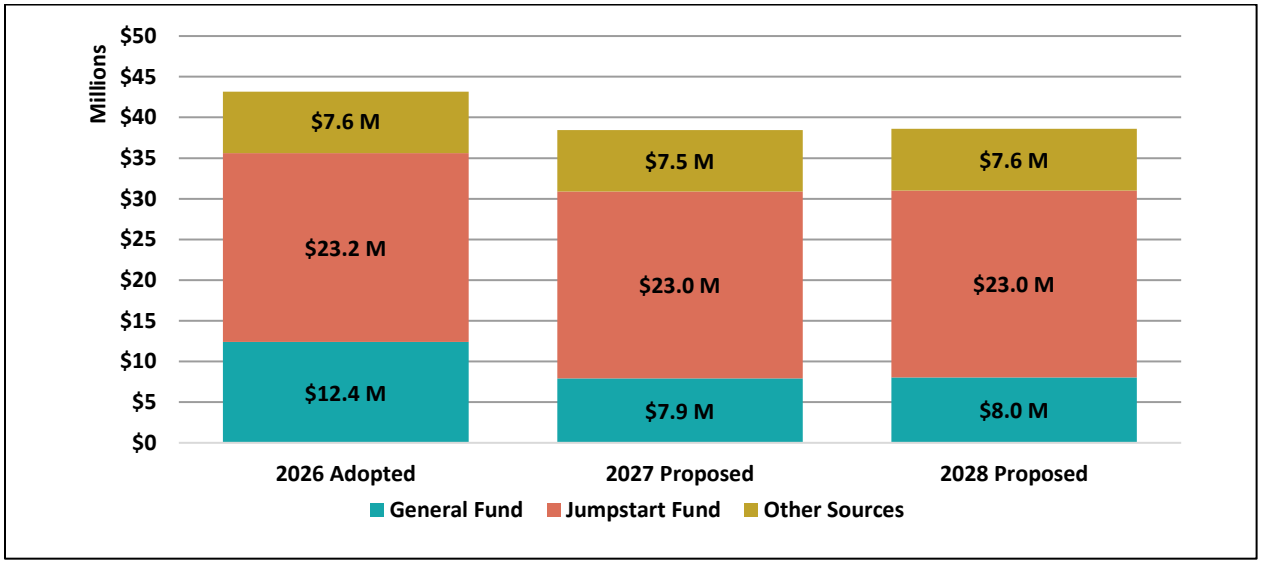

OPCD's 2027-2028 Proposed Budget includes the reduction of 1.5 FTE:

1. $188,000 GF and 1.0 FTE reduction to remove sunsetting vacant Senior Community Development Specialist position focused on supporting the Downtown Activation Plan, and
2. $76,000 GF and 0.5 FTE reduction to remove vacant Administrative Specialist 2 position that previously provided reception and office support.

Generally, the department's FTE count and personnel budget remain stable.

## C. Fund Appropriations Summary

***Figure 2. Fund Appropriations Summary***




OPCD's budget is proposed to decrease between the 2026 Adopted and 2027-2028 Proposed budgets by $4.7M, the vast majority of which ($4.5M) is in the General Fund. General Fund decreases in OPCD are attributable to the removal of one-time items as well as reductions in FTE and shifting department overhead to JumpStart (see below). Short Term Rental Tax proceeds to EDI remain relatively stable, while JumpStart funds for the department overall are reduced by about $200,000 one time.

Other funds OPCD receives include Real Estate Excise Tax (REET) funding, which supports the Seattle Design Commission's review of public projects, and which remains relatively stable.

## II. ISSUES FOR COUNCIL CONSIDERATION DURING BUDGET DELIBERATIONS

### 1. EDI Funding Impact

The 2027-2028 Proposed Budget includes a reduction of $338,000 GF to shift a portion of department overhead costs to Jumpstart funding. While the shift reduces reliance on the GF, which has insufficient revenue forecast, it also reduces EDI funds available to grant recipients by one percent for future EDI grant cycles. It is unclear the extent to which the shift accurately reflects overhead costs attributable to the EDI program.

**Options:**

No options identified. Issue provided for context only.

## 2. BUDGET LEGISLATION

### 1. Increase to hourly fee for Major Institutions – part of SDCI's budget legislation

OPCD is proposing an update of the fee charged to major institutions (i.e., hospitals and universities) for OPCD staff support of the Major Institution Citizen Advisory Committees from $139/hour to $181/hour. Oversight of this program was transferred from DON to OPCD in early 2026, including 1.0 FTE. That position is not able to directly bill for many of the hours spent on supporting the Major Institutions program, and the fee is significantly lower than other permit review fees despite the position having a similar salary as permit reviewers. The fee increase is proposed as part of SDCI's fee legislation.