

Sept. 22, 1997  
CLT:clt coalitionord  
clerk 10/16/97

Introduced by: CYNTHIA SULLIVAN  
DWIGHT PELZ

Proposed No: 97-636

ORDINANCE NO.

**12941**

AN ORDINANCE authorizing the negotiated direct sale of surplus property in Seattle to the Coalition for Community Development for the construction of affordable housing, in council district 5.

STATEMENT OF FACTS:

1. King County recently purchased a parcel of property out of tax title status known as a portion of Lot 24, Morningside Acre Tracts. The property, located in Seattle at 39<sup>th</sup> Avenue South and South Brandon Street, was previously acquired by the county through a tax foreclosure in 1995 for \$973 in back taxes.
2. The Coalition for Community Development, a 501(c)(3) non-profit organization, owns an adjoining three acre parcel of land on which it plans to develop twenty-two single family homes - twelve targeted for families earning 50-80% of median income and ten for families earning 80% or more of median income.
3. The county property would be used to build a pleasant, on-grade entrance to the development and would allow construction of two more units than if alternative access had to be developed.
4. The property services division finds that the property is surplus to the county's present and foreseeable needs.
5. The property is suitable for affordable housing under the criteria of King County Ordinance 12394 and sale of the property to the Coalition for Community Development would serve the target population described in that ordinance.
6. The King County council may authorize the executive to enter into a negotiated direct sale of county property when unique circumstances exist pursuant to King County Ordinance 12045, section 10.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has determined that unique circumstances, namely the ownership of adjoining property by the Coalition for Community Development and the opportunity to create additional units of affordable housing by combining CCD's property with King County's, make a negotiated direct sale of the subject property in the best interests of the public. The King County executive is hereby authorized to execute the

1 necessary documents to convey the following described property located in council district 5  
2 to the Coalition for Community Development for \$1,800, the amount of back taxes and  
3 administrative costs:

4 The west 40 feet of the east 140 feet of Tract 24, Morningside Acre Tracts,  
5 according to the plat thereof recorded in Volume 9 of Plats, page 64, in King  
6 County, Washington.

7  
8 SECTION 2. If the negotiated direct sale to the Coalition for Community Development  
9 fails to close, the King County executive is hereby authorized to sell the property for  
10 affordable housing for the same price under the procedures described in Ordinance 12394,  
11 Section 3 or 4.

12 INTRODUCED AND READ for the first time this 27<sup>th</sup> day of October, 1997.

13 PASSED by a vote of 13 to 0 this 8<sup>th</sup> day of  
14 December, 1997.

15 KING COUNTY, COUNCIL  
16 KING COUNTY, WASHINGTON

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22 Chair *Gene Hager*

22 ATTEST:

23  
24 *Cameron*  
25 Clerk of the Council

26 APPROVED this 18 day of December, 1997.

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31 *David A. ...*  
32 King County Executive

33 Attachment: None