

May 5, 1998  
CJT  
clerk 5/8/98

Introduced by: LARRY PHILLIPS

Proposed No: 98-313

ORDINANCE NO. **13182**

AN ORDINANCE authorizing the negotiated direct sale of surplus property in Carnation to Habitat for Humanity of East King County for the construction of affordable housing in Council District 3.

STATEMENT OF FACTS:

1. The King County road services division purchased a 40,000 sq. ft. parcel of property in 1976 for access to other County-owned property, which has since been sold to the city of Carnation. The subject property is located on N.E. 45<sup>th</sup> St. within the city of Carnation and is now considered surplus to the needs of the custodial department.
2. Notices were sent to county departments and no other department expressed a need for the property for essential government services. The property services division finds that the property is surplus to the county's present and foreseeable needs.
3. The property meets the basic affordable housing criteria of Ordinance 12394 as it is located in urban King County and is zoned residential.
4. The subject property is listed as a poor candidate for housing because of the steep topography. A 1996 staff appraisal suggests that the highest and best use is assemblage with an adjoining property. The city of Carnation has reviewed the site and considers the property unbuildable due to the topography and the inability to meet setback requirements.
5. Habitat for Humanity has asked that the property be sold to them by a direct negotiated sale. Once acquired by Habitat, the property would be traded to the state of Washington, which owns adjoining property. The State and Habitat would execute a trade of properties. The state would use the former county property for access purposes and Habitat would obtain a portion of the state's property for several units of affordable housing.
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.

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has determined that this proposal is a unique opportunity to use a parcel of unbuildable property to facilitate the development of several units of affordable housing. The King County executive is hereby authorized to execute the necessary documents to convey the following described property located in Council District 3 to Habitat for Humanity of East King County for the appraised value of \$3,600:

Portion of the SW 1/4 of the SW 1/4 of Section 15, Township 25 North, Range 7 East, W.M., lying Northerly of C. H. Greene Road (N.E. 45<sup>th</sup> St.), in King County, Washington.

INTRODUCED AND READ for the first time this 18<sup>th</sup> day of May, 1998.

PASSED by a vote of 11 to 0 this 26<sup>th</sup> day of

May, 1998.

KING COUNTY, COUNCIL  
KING COUNTY, WASHINGTON

Louise Miller  
Chair

ATTEST:

[Signature]  
Clerk of the Council

APPROVED this 24 day of May, 1998.

[Signature]  
King County Executive

Attachments: A-Correspondence  
B-Map

Dave Preugschat  
King County  
Property Service Div.  
Seattle

RECEIVED  
97 NOV 21 AM 9:55

11/20/97

Attachment A

13182

Dear Mr. Preugschat,

Carol Thompson suggested that I write to you to explain our interest in one of the properties the County has declared surplus for affordable housing.

I represent Habitat for Humanity of East King County & we are very interested in building affordable housing in Carnation where this property is located. The property:

RW 382 #7, Tax I.D. # 152507-9015.

It is a triangle of land abutting 45<sup>th</sup> St. on the South, state land on the North & for the most part unbuildable. If we could acquire the parcel we would trade it to the State for a very buildable portion of their land. It would provide the State with access from their land, which includes a quarry, to 45<sup>th</sup> St. & for us a perfect site for 4 or 5 Habitat homes.

I will be requesting the City of Carnation to communicate with you regarding the difficulties of building on this site.

Habitat sees this project as a tremendous opportunity to build affordable housing & as a cooperative venture of the State of Wa., King Co., Carnation, Habitat & the local citizenry. We see it benefitting all of those involved & best use of the land.

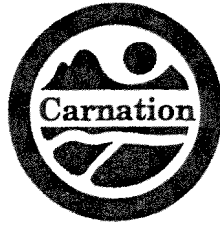
We look forward to hearing from you, & working with you & discovering what we can do to help move this project forward.

Thank you for any consideration you can give this request.

Respectfully,

Bob Patterson

425-333-4882



City of Carnation

TO: Carol Thompson

98 JAN 20 AM 10:05  
**13182**

January 14, 1998

Mr. Dave Preugsehat  
Property Services Division  
Rm. 500 King County Administration Building  
500 4<sup>th</sup> Avenue  
Seattle, Washington 98104

RE: *Habitat for Humanity & Unbuildable County Lot*

Dear Mr. Preugsehat:

We are pleased to support the efforts of Bob Patterson and the Habitat For Humanity in seeking to provide low income housing in Carnation.

Bob Rohrbach, our City Building Inspector and I have examined the lot owned by the County located on 45<sup>th</sup> Street in the City of Carnation. The lot cannot sustain a building or structure due to the steep hillside and uncertain terrain. Close to or adjoining the street a small portion of the property could be used for parking vehicles. However, a house or other structure could not be built due to necessary minimum lot sizes and setbacks could not be placed on the site.

If you have any further questions, please feel free to contact me. We hope King County will support the request by Habitat For Humanity for use of the property.

Sincerely,

Randy Suko  
City Administrator

cc: Bob Patterson



**Washington State  
Department of Transportation**  
Sid Morrison  
Secretary of Transportation

13182

**Northwest Region**  
15700 Dayton Avenue North  
P.O. Box 330310  
Seattle, WA 98133-9710

(206) 440-4000

Date: January 28, 1998

Mr. Bob Patterson  
Habitat for Humanity  
Of East King County  
4213 336th Av. NE  
Carniation, Wa. 98104  
(425) 333-4882

**Subject:** Pit Site A-103  
Surplus Request  
Mr. Patterson  
Habitat for Humanity  
IC # 1-17 -00022  
FCR # 1517SC

Dear: Mr. Patterson


Thank you for your latest letter requesting to purchase Pit Site A-103.

I have talked to the Northwest Regional Pit Site Task Force Director, Mr. Allen Stiles, on this situation. Mr. Stiles commented that the department would be interested in acquiring the county parcel, as part of your surplus request.

I will continue to process your request and obtain comments from various divisions, however, the counties position will need to be finalized.

If and when the county property, you mention as trading stock, becomes available, please contact us. I will proceed with your request, and, perhaps, we will be able to finish the sale.

Sincerely:

  
Charles Cornett  
Property Management

cc: M. Gallagher  
A. Stiles



13182

RECEIVED  
98 APR 10 AM 11:13  
REAL PROPERTY  
DIVISION

April 8, 1998

Carol Thompson  
Property Services  
Room 500  
King Co. Administration  
Seattle, WA 98104

Dear Carol,

On the advice of Bob Patterson, I am writing to notify you that the Board of Directors of Habitat for Humanity of East King County voted at its April meeting to buy the surplus county property in Carnation for \$3,600. We are enthusiastic about the potential for Habitat housing that this piece of property can help us to realize.

Sincerely,

Dennis Garrity  
Executive Director



May 20, 1998

**ROB MCKENNA**  
Cynthia Sullivan  
Larry Phillips

Introduced By:

em

Proposed No.:

98-315

ORDINANCE NO. **13183**

AN ORDINANCE authorizing the Executive to enter into an interlocal cooperation agreement with the Washington State Housing Finance Commission to implement the King County Downpayment Loan Program.

STATEMENT OF FACTS:

1. The county has long recognized the importance of home ownership to the development and stability of healthy communities.
2. The demand for home ownership housing within King County has driven the cost of housing beyond the means of many working individuals and households.
3. While many potential home buyers may be able to make monthly mortgage payments, especially during a period of relatively low interest rates, a primary obstacle to home ownership remains the ability of working individuals and households to amass adequate funds for downpayment and closing costs.
4. Households earning less than the county median income are finding limited opportunities to purchase a home in King County.



1 5. Recognizing the increasing affordability gap given the rising cost  
2 of homes in King County, the council supports public and private  
3 efforts that creatively and efficiently assist first-time home buyers.

4 6. An adopted strategy of King County's Consolidated Housing and  
5 Community Development Plan for 1996 - 1999, as amended, is to  
6 assist first-time home buyers to become owners.

7 7. The following adopted policies within the housing element of the  
8 King County Comprehensive Plan support both the creation of  
9 partnerships and the provision of assistance to first-time home buyers:

10 H-210 King County should develop new partnerships with  
11 public and private lending institutions to find solutions that  
12 reduce housing financing costs for both builders and  
13 consumers.

14 H-701 King County should work with local lenders to expand  
15 assistance for first-time home buyers, including low-cost  
16 financing and assistance with down payments and closing  
17 costs.

18 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

19 SECTION 1. The council finds that an interlocal cooperation agreement with the  
20 Washington State Housing Finance Commission, a statewide agency which provides  
21 affordable housing financing in conjunction with private lenders, will establish a  
22 downpayment loan program that will benefit moderate income first-time home buyers  
23 countywide.