

RESOLUTION NO. M-2447

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON,
APPROVING AN AGREEMENT TO SELL CITY-OWNED REAL PROPERTY TO THE LOW
INCOME HOUSING INSTITUTE TO BE USED IN PERPETUITY TO PROVIDE AFFORDABLE
HOUSING AS DEFINED IN RCW 36.70A.030(2) AND PERMANENT SUPPORTIVE HOUSING
AS DEFINED IN RCW 36.70A.030(19) FOR PERSONS WHO ARE RESIDENTS OF THURSTON
COUNTY**

WHEREAS, the City of Olympia ("City") is the owner of certain real property consisting of TPN Nos. 58900000300, 58900000301, 58900000400, 58900000500, and 58900000600, located near Franz Anderson Road in the City of Olympia, Thurston County, Washington, ("Property"); and

WHEREAS, pursuant to Article VIII, Section 7 of the Washington State Constitution, the City is permitted to make provision for the necessary support of the poor and infirm; and

WHEREAS, the City intends that the sale of the aforesaid real property shall be used to construct affordable low income housing and facilities providing housing-related services as provided in RCW 36.70A.030(2); and

WHEREAS, the Low Income Housing Institute ("LIHI") is a Washington nonprofit corporation engaged in the development, financing, construction, and production of affordable low cost housing to persons in need of such housing; and

WHEREAS, the City and LIHI ("Parties") specifically agree that the Property shall in perpetuity be used in to provide low income affordable housing as defined in RCW 36.70A.030(2) and permanent supportive housing as defined in RCW 36.70A.030(19). LIHI proposes, and the City agrees, that the project to be constructed upon the Property will consist of:

- Approximately seventy (70) studio and one-bedroom housing units, with one additional one-bedroom unit for an on-site manager (the "Project");
- An estimated thirty (30) housing units will be accessible to disabled persons;
- Approximately thirty-five (35) housing units will be studio units designated for households with Area Median Income (AMI) of thirty percent (30%) or less by household size; and
- The remaining thirty-five (35) units will be one-bedroom housing units designated for households with AMI at or below thirty percent (30%) by household size.

WHEREAS, LIHI has determined that the Property is suitable for providing affordable housing and housing-related services and programs for persons experiencing homelessness, housing insecurity, or inability to secure affordable housing in Thurston County, Washington. The City and LIHI agree that the Property is appropriate and suitable for redevelopment to provide new construction of affordable housing and facilities providing housing-related facilities and programs; and

WHEREAS, as additional consideration to the City, LIHI agrees to comply with Olympia City Council Resolution No. M-2289, which requires new construction of housing units upon the Property to meet

requirements for electrification, except where exemptions are necessary due to physical space limitations, availability of technology, or cost constraints as set forth in Resolution No. M-2289; and

WHEREAS, the Olympia City Council hereby accepts the terms, among others, to sell the Property to LIHI for One Dollar and No Cents (\$1.00) U.S., subject to certain conditions, including restrictive covenants that limit use of the Property in perpetuity for the purposes identified in RCW 36.70A.030(2) and RCW 36.70A.030(19);


NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE as follows:

1. The Olympia City Council hereby approves the Real Estate Purchase and Sale Agreement between the City of Olympia as Seller and the Low Income Housing Institute as Buyer of the real property consisting of TPN Nos. 58900000300, 58900000301, 58900000400, 58900000500, and 58900000600, located near Franz Anderson Road in the City of Olympia, Thurston County, Washington upon the agreed terms within the aforesaid Agreement.
2. The City Manager is directed and authorized to execute on behalf of the City of Olympia the Real Estate Purchase and Sale Agreement between the City of Olympia and the Low Income Housing Institute, and any other documents necessary to complete the sale of the City's real property to LIHI, and to make any minor amendments and modifications as may be required and are consistent with the intent of the aforesaid Real Estate Purchase and Sale Agreement, or to correct any clerical or scrivener's errors.

PASSED BY THE OLYMPIA CITY COUNCIL this 20th day of June 2023.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:

Mark Barber
CITY ATTORNEY