

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, AUTHORIZING THE SALE OF CITY OWNED REAL PROPERTY LOCATED AT 3900 BOULEVARD ROAD SE TO SOUTH PUGET SOUND HABITAT FOR HUMANITY FOR AFFORDABLE LOW-INCOME HOUSING

WHEREAS, the City of Olympia owns certain real property (the "Property") commonly located at 3900 Boulevard Road SE in Olympia, Washington, consisting of approximately ten (10) acres, more or less; and

WHEREAS, pursuant to the Washington State Constitution, Article VIII, § 7, the City is permitted to make provisions for the necessary support of the poor and infirm by, among other things, providing for the creation and construction of affordable low income housing; and

WHEREAS, South Puget Sound Habitat for Humanity (Buyer) believes the Property is suitable for providing affordable low income housing; and

WHEREAS, the City intends, and the Parties agree, that the sale of the City's real property shall be used in large part to construct and provide affordable low income housing, serving people with adjusted median income (AMI) in Thurston County, Washington of eighty percent (80%) AMI or less, and that all housing units shall be occupied by persons who initially meet such criteria at the time of initial occupancy; and

WHEREAS, the Parties agree the residential housing units to be constructed upon the Property shall be affordable low income housing units that will include owner-occupied housing units in addition to senior housing, townhomes, condominiums, and rental occupied apartment units. Buyer agrees it will create a minimum of one hundred total units of housing upon the Property, with a minimum of sixty-five owner-occupied affordable low income houses and in addition, one acre more or less, to be used for development of a commercial center for retail, child care, or other use on the ground floor; and

WHEREAS, the Property should be sold to South Puget Sound Habitat for Humanity for One Dollar and NO/100 Cents (\$1.00), together with additional consideration consisting of a Restrictive Covenant to be recorded in Buyer's chain of title providing for the Property to be used for affordable low income housing in perpetuity, together with an Agreement providing for the electrification of all new construction upon the Property, except where exemptions are necessary due to physical space limitations, availability of technology, or cost constraints as set forth in Section 2 of Olympia City Council Resolution No. M-2289 regarding electrification; and

WHEREAS, the City Council has determined it to be in the best interests of the City of Olympia to sell the City owned real property located at 3900 Boulevard Road SE, Olympia, Washington, to South Puget Sound Habitat for Humanity, for the development of affordable low-income housing;

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

1. The Council hereby approves the Real Estate Purchase and Sale Agreement between the City of Olympia and South Puget Sound Habitat for Humanity, to sell City owned real property located at 3900 Boulevard Road SE in Olympia, Washington, consisting of approximately ten (10) acres, more or less, for the purpose of developing and constructing affordable low income housing units, and as otherwise set forth in the Agreement pursuant to its terms, and for the uses and purposes stated therein.

2. The City Manager is directed and authorized to execute all documents necessary for the sale of the City's property to South Puget Sound Habitat for Humanity, upon the terms and conditions negotiated in the Real Estate Purchase and Sale Agreement, and to make any amendments or minor modifications consistent with the intent of the Agreement, or to correct any scrivener's errors.

PASSED BY THE OLYMPIA CITY COUNCIL this _____ day of _____ 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Mark Barber

CITY ATTORNEY