



King County

Dow Constantine

King County Executive
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www.kingcounty.gov

September 15, 2021

The Honorable Claudia Balducci
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Balducci:

This letter transmits a proposed Ordinance that, if enacted, would authorize King County to enter into a 75 year ground lease for an affordable housing project on County-owned land that is presently part of the Northgate Transit Center. The property in question is the northerly portion of the existing Park and Pool lot on that certain real property commonly known as King County Assessor Parcel Numbers 322604-9325 and 322604-9003. The lessee would be a development entity to be formed by Bridge Housing Corporation and Community Root Housing.

The lease requires the lessee/developer to construct, manage, and operate 232 units of subsidized affordable housing to serve households earning up to 60 percent of area median income (AMI). The units will be a mix of sizes and configurations, with a minimum of 10 percent of the units to be “system connected,” serving very-low to extremely low income households below 50 percent AMI. A 10,000 square-foot childcare center for use by residents, and possibly others, in addition to a comfort station for the exclusive use of Metro Transit and other transit service providers will be included in the project.

The proposed legislation furthers the King County Strategic Plan mobility goal to deliver a safe, reliable, and seamless network of transportation options to get people and goods where they need to go, when they need to get there by ensuring that the development is integrated with the new Sound Transit Link Light Rail station and affords a safe, reliable, and seamless network of transportation options for the community. Additionally, it supports the King County Equity and Social Justice Strategic Plan by expanding access to transportation and affordable housing, which connects more people to education, jobs, and services that allow residents to fulfill their potential.

Thank you for your consideration of this proposed Ordinance.

The Honorable Claudia Balducci
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If your staff have any questions, please contact Diane Carlson, Capital Division Director, Metro Transit Department, at Diane.Carlson@kingcounty.gov or 206-263-9631.

Sincerely,

 for

Dow Constantine
King County Executive

Enclosure

cc: King County Councilmembers
 ATTN: Janine Weihe, Interim Chief of Staff
 Melani Pedroza, Clerk of the Council
Shannon Braddock, Deputy Chief of Staff, Office of the Executive
Karan Gill, Director, Council Relations, Office of the Executive
Dwight Dively, Director, Office of Performance, Strategy, and Budget
Terry White, General Manager, Metro Transit Department
Diane Carlson, Director, Capital Division, Metro Transit Department
Caroline Whalen, County Administrative Officer, Department of Executive Services
 (DESS)
Anthony Wright, Director, Facilities Management Division, DES