



Legislation Text

File #: 2002-0113, **Version:** 1

Clerk 02/28/2002

AN ORDINANCE authorizing the sale of two parcels of tax title property in council district 7 for affordable housing purposes.

STATEMENT OF FACTS

1. The subject properties located in the East Tacoma Addition of the city of Federal Way at SW 369th St. and 1st Ave. So. are held in trust by King County as tax title property, and are considered surplus to the needs of the county.
2. K.C.C. 4.56.100A.2 allows King County to negotiate a direct sale when unique circumstances exist.
3. Habitat for Humanity of South King County owns a parcel of property located between the two surplus county-owned properties.
4. The county-owned properties have no sewer available and although they have legal access, the access is currently undeveloped.
5. The lack of developed access and the lack of sewer availability, make the two county-owned properties difficult to develop physically and economically for other than an adjoining owner.
6. Since Habitat for Humanity owns adjoining property, development of the three properties for affordable housing becomes more feasible and cost effective.
7. Under RCW 84.64.320, tax title property can be sold for public purposes for no less than the amount of the back taxes.
8. The total assessed value of the subject properties is forty thousand dollars. Habitat for

Humanity of South King County has agreed to purchase the properties for the amount of the back taxes plus administrative costs. The total sales price is three thousand five hundred dollars.

9. It is deemed to be in the best interests of the citizens of King County to conduct a negotiated direct sale of the two parcels of county-owned property to Habitat for Humanity of South King County for affordable housing purposes.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County executive is hereby authorized to execute the necessary documents to sell the following described property located in council district 7 to Habitat for Humanity of South King County for development of affordable housing for the amount of the back taxes plus administrative costs.

<u>LEGAL DESCRIPTION</u>	<u>SALES PRICE</u>
Parcel A - Lots 5 through 8, Block 9, East Tacoma Addition as per plat recorded in Volume 4 of Plats, page 50, records of King County, Washington.	\$1,750
Parcel B - Lots 13 through 16, Block 9, East Tacoma Addition as per plat recorded in Volume 4 of Plats, page 50, records of King County, Washington.	\$1,750

SECTION 2. A purchase and sale agreement, specifying the provisions of the

sale, will be executed by King County and Habitat for Humanity. In addition, the deed will make reference to the provisions of the purchase and sale agreement.