



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2015-10-28 (2)

**Date:** October 28, 2015  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** Purchase and Sale Agreement Salishan Area 2B Metro Parks Revised

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This resolution would authorize the executive director to negotiate and execute a contract to sell two home ownership parcels and 16-acre parcel of open space at Salishan to Metro Parks. This is a repeat of a prior resolution for the same sale. HUD requests this repeat.

### Background

Pursuant to resolution 2015-5-27(6) THA's executive director executed a contract to sell to Metro Parks two home ownership parcels and one 16-acre parcel of open unbuildable land located in Salishan's Area 2B.. See map below. The sale price is \$295,000. During Housing and Urban Development's (HUD's) review of the disposition application, HUD informed THA that the resolution could not be dated prior to the Mayor's letter of support. The Mayor's letter of support is dated August 25, 2015. This resolution would repeat the authorization for the sale.

During the design of Salishan, THA staff worked closely with Metro Parks Tacoma staff in planning for the possible future use of 51<sup>st</sup> Street as access to Swan Creek. The two home ownership parcels will allow for this access. The unbuildable open property is on the west slope of First Creek in Area 2 B. This land is not suitable for building. It is essentially a buffer zone of natural vegetation. Selling it to Metro Parks will transfer its maintenance as well.

The main deal terms are:

- Purchase price is \$295,000.
- Restrictions on use of open space for parks, recreation, open space vehicular and pedestrian access.
- Feasibility Period Complete: 60 Calendar days from effective date (date PSA signed).
- Acquisition Closing: No later than December 31, 2015, (contingent upon HUD approval).

**Recommendation**

Approve Resolution 2015-10-28 (2) authorizing THA's Executive Director to negotiate and execute a contract to sell to Metro Parks of Tacoma two home ownership parcels and one 16 acre parcel of open space located in Salishan's Area 2B as shown on the attached map, for a purchase price of \$295,000.

Salishan/Metro Park Land Exchange  
KM Job A14-0437



Aerial with Parcel Overlay - Salishan Land

Kidder Mathias  
Valuation Advisory Services

Summary of Appraisal - Salishan Land  
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# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2015-10-28 (2)** **(Purchase and Sale Agreement with Metro Parks for Salishan Land)**

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, THA collaborated with Metro Parks Tacoma during the design process for Salishan to provide future access to Swan Creek Park from 51<sup>st</sup> Street; and

**WHEREAS**, the transfer of about 16 acres of undeveloped land on the west slope of First Creek in Area 2B, would free THA of its maintenance while preserving adequate THA control over its future development; and

**WHEREAS**, the Executive Director and the Board of Commissioners find the terms of the Purchase and Sale Agreement acceptable to THA; now, therefore, be it

**Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:**

The Executive Director has the authority to negotiate and if those negotiations are successful, to execute a Purchase and Sale Agreement with Metro Parks Tacoma for its purchase of land in Salishan.

**Approved: October 28, 2015**

  
Stanley Rumbaugh, Chair