



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-08-24(5)

Date: August 24, 2016

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Purchase and Sale Agreement for 613 S. 19th Street and 617 S. 19th Street

Purpose

The purpose of this memo is to request approval to enter into a purchase and sales agreements for two single family homes which are adjacent to vacant land owned by Tacoma Housing Authority (THA) and commonly referred to as the 1800 Block of G. Street. Acquisition of these homes will expand the building footprint for the third and final phase of Bay Terrace.

Background

Two properties have been identified that are of interest to the Tacoma Housing Authority:

1. The first property is located at 613 S. 19th Street. It is an older single-family home that is at the corner of 19th and Court F. The property is on a 2,178 square foot lot. Staff is planning the final phase of Bay Terrace. Adding this lot will result in a better site plan, as the full corner will be multifamily homes. By purchasing this property, an additional five units could be developed on this site after the home is demolished.

The property was recently placed on the market for \$150,000. Several full price offers were submitted to the Realtor for consideration. THA submitted an offer to purchase the property for \$155,000, subject to final board approval and environmental testing results. The offer was accepted by the seller.

2. The second property will be available through an estate sale. It is also an older single family home on approximately 2,000 square feet of land. This home is in very poor condition. Staff has been in contact with the family members about purchasing this property and the family is open to selling the property to THA. The value is in the land, as it is on the first property.

Recommendation

Ratify the purchase and sale agreement executed by the Executive Director to acquire 613 S. 19th Street and authorize THA's Executive Director to enter into further negotiations as needed to consummate the purchase of this property; and, authorize THA's Executive Director to negotiate, and if those negotiations are successful to execute an agreement to purchase the property at 617 S. 19th Street.



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-08-24(5)

(Purchase and Sale Agreement for 613 S. 19th Street and 617 S. 19th Street)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma authorizing THA's Executive Director to finalize negotiations to purchase the property at 613 S. 19th Street and 617 S. 19th Street

WHEREAS, THA owns and manages affordable rental housing in Tacoma; and

WHEREAS, THA is interested in completing the final phase of Bay Terrace; and

WHEREAS, Acquisition of the property will result in a better site plan and additional affordable units; and

WHEREAS, Time is of the essence as THA plans to finalize a development strategy and seek tax credit equity for the project in 2017; and

WHEREAS, There is potential that development in the Hilltop Neighborhood will impact affordably priced rental housing in the future and there will be a growing need for affordably priced rental housing; now, therefore, be it

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

1. Ratify the purchase and sale agreement executed by the Executive Director to acquire 613 S. 19th Street and authorize THA's Executive Director to enter into further negotiations as needed to consummate the purchase of this property; and,
2. Authorize THA's Executive Director to negotiate, and if those negotiations are successful to execute an agreement to purchase the property at 617 S. 19th Street.

Approved: August 24, 2016

Dr. Arthur C. Banks, Chair