

Columbia City Snippet Property Parcel Surplus, Transfer and Sale Council Finance and Housing Committee

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Housing Proposal

- El Centro de la Raza will own and operate property
- 5-story building
- 87 units of affordable housing
- Mix of 1BR, 2BR, 3BR units
- Parking, childcare, play area, deck, office, church



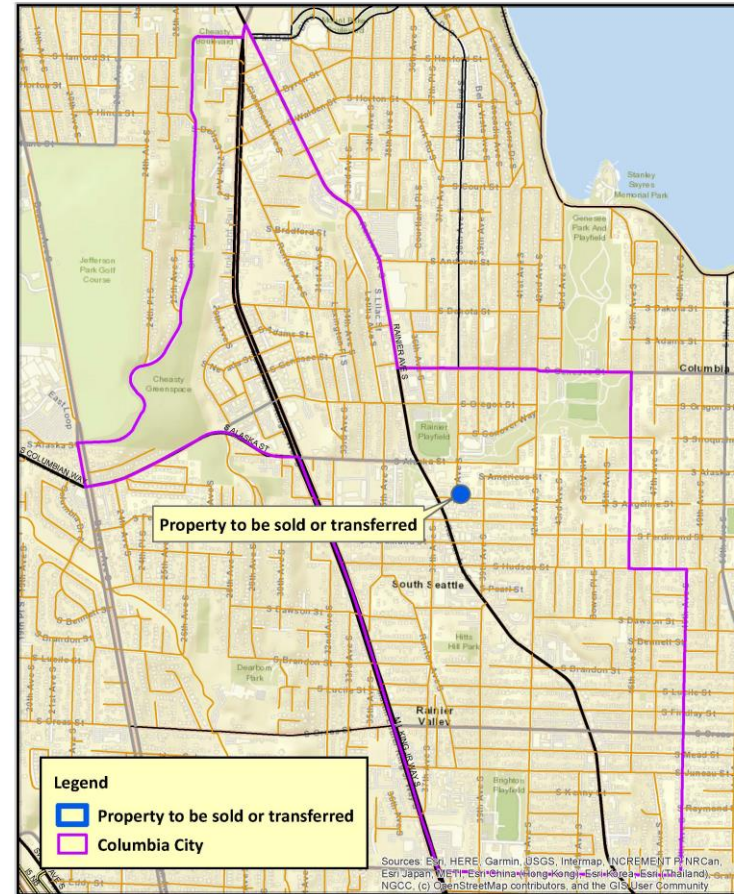
Who is Involved

Agency	Role
Department of Finance and Administrative Services	Property Owner – Jurisdictional Department
Office of Housing	Grantor of City Affordable Housing Funds
El Centro de la Raza	Future Housing Owner - Community non-profit
Beacon Development	Housing Consultant - Development Services
Department of Construction and Inspections	City Permits – Master Use Permit and Lot Boundary Adjustment
City Attorney’s Office	Legal Guidance/Review - for OH and FAS



Context Map

- Small parcel ('snippet') in heart of Columbia City
- Zip code one of most diverse in City
- Affordable housing options are scarce
- Transit-friendly, walkable and accessible location



Vicinity
Snippet at 38th Ave S and South Angeline St



Produced by City of Seattle RES, A. Bond, 2022
Map is representation of existing City GIS data.

Site Specifics

- Small property with potential for big impact
- Property Snippet = roughly 476 square feet, narrow strip
- Northern portion (about 166 square feet) is planned to be for sale to adjacent property owner
- Southern portion (about 310 square feet) will be transferred to El Centro de la Raza for affordable housing development



FAS Snippet Property
at 38th Ave S and South Angeline St



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Timeline Ahead

- July to Aug - Proposed Council Action
- July to Aug – Execute Transfer Agreement and Purchase and Sale Agreement
- July to Oct – Lot Boundary Adjustment (LBA) application review
- Oct (Q4 2022) – Property Closing
- Jan 2023 – Loan Closing
- Jan 2023 to Fall 2024 – Construction
- Fall 2024 – Housing Opens



Action Needed

- FAS and OH are requesting Council authorization for FAS to surplus, transfer and sell the property to enable the affordable housing development by El Centro de la Raza



Questions?

Thank You!