

Land Transfer Legislation for Development of Permanently Affordable Homeownership

Office of Housing presentation to
Public Safety and Human Services Committee

November 28, 2023



City of Seattle

Dumar Property

16th Ave SW & SW Holden Street, Highland Park Neighborhood

- Seattle City Light (SCL) former substation known as Dumar
- Opportunity to create 8 - 16 new, permanently affordable homes, with neighborhood commercial space
- Homes would be affordable for households with incomes up to 80% of Area Median Income (AMI)



Dumar Property - Background

2015 Property declared surplus by Council Ordinance 124917

Neighborhood residents advocated for upzone to allow neighborhood commercial and increased residential density

2018 State law authorized transfer of public properties for affordable housing (RCW 39.33.015)

2020 Initial affordable housing study conducted by Enterprise Community Partners

2021 OH engaged non-profit affordable homeownership developers to explore interest in the site

Legislation Overview and Requested Action

- Amends Ordinance 124917 to strike the references to Dumar property sale from that legislation
- Approves transfer of the Dumar site from SCL to the Office of Housing (OH) in exchange for \$424,000
- Authorizes OH to:
 - Conduct a competitive process to solicit proposals for the development of resale restricted homeownership
 - Negotiate property transfer to the selected developer

