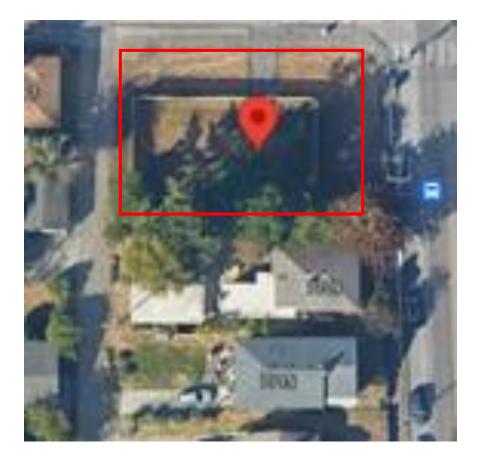


## **Dumar Property**

## 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