

Lease Of Parcel 9 at Sand Point Property for the future Development of Innovative Affordable Cottage Housing

September 11, 2019

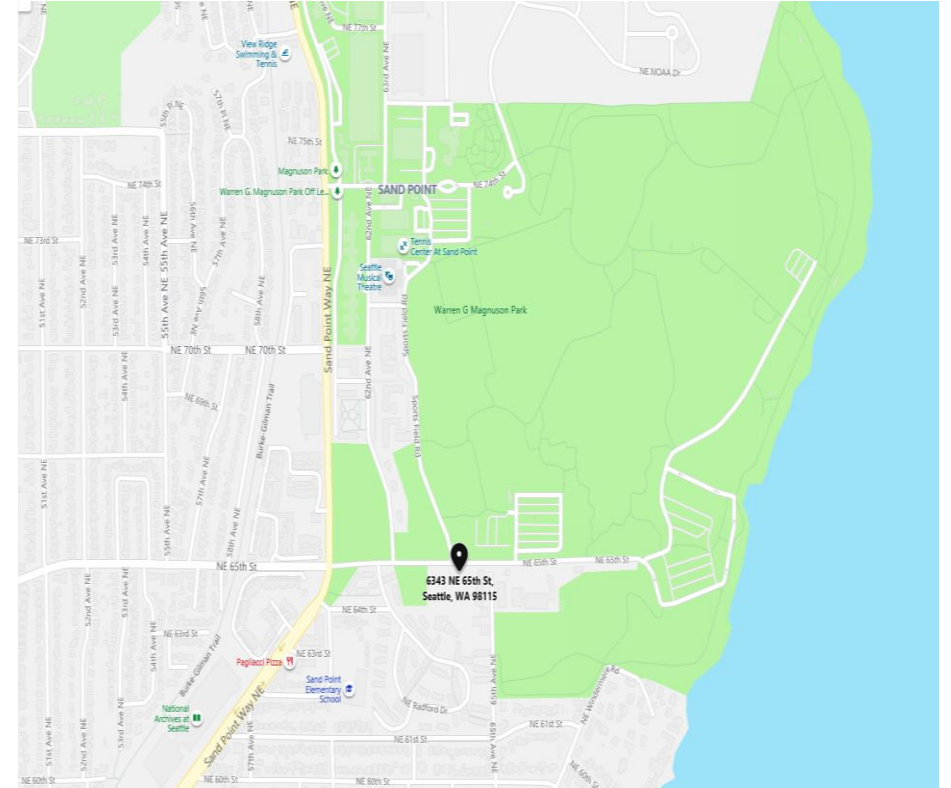
Finance and Neighborhoods Committee



City of Seattle

Property Description

- Location: 6343 65th St. Seattle, WA
- Parcel 9 at Sand Point
- Currently used by SPU as a stormwater retention facility
- Current Jurisdiction: Office of Housing



Background

- 1997 - United States Navy deeded to the City the land and buildings located at the Sand Point Naval Station
- 1998 - City executed ground lease with Sand Point Housing Community Association (SPHCA), later assigned and assumed by Sand Point Community Connections, LLC in 2008
- Changes to the original ground lease requires Council approval. The ground lease has been amended previously
- Department of Commerce awarded LIHI a \$3 million grant for Innovative Methods to End Homelessness to create Sand Point Cottage Community



Sand Point Cottage Community



- 22-25 studio and one-bedroom cottages
- Common house, playground, gardens and parking
- Permanent affordable housing for low wage persons exiting homelessness
- Project is fully funded and scheduled to begin construction in December
- Public Community Meeting held on August 14th

Legislation Overview

- Remove Parcel 9 from existing Ground Lease
- City will enter into a new 30-year lease with LIHI
- Optional 3 – 10-year extensions
- Lessee will agree to construct 20-25 cottages
- Cottages must serve low income homeless individuals families
- Cottages will continue to be in good and habitable condition at the time of each renewal

