

January 2023

RESOLUTION NO. _____

A RESOLUTION relating to affordable housing; providing for Affordable Housing Sales Tax funding for property acquisition in support of affordable housing and authorizing the City Manager to execute agreements and other related documents on behalf of the City of Vancouver; providing for Severability and an Effective Date.

WHEREAS, Vancouver Housing Authority (VHA) is in the planning and financing stages for development of Lincoln Place 2 located at 1110 W 13th Street, Vancouver, 98660; and

WHEREAS, the property across the street at 1101 W. 13th Street became available to purchase and was needed to support parking requirements at Lincoln Place 2; and

WHEREAS, the VHA requested support from the city for the purchase of the property at 1101 W. 13th Street, with an appraised value of \$480,000 and the City of Vancouver agreed to provide \$240,000 in Affordable Housing Sales Tax funding; and

WHEREAS, the property was purchased in July 2022, and the Affordable Housing Sales Tax funding cannot be granted until the housing is under development, the General Fund will provide the funding to the VHA now and be reimbursed from Affordable Housing Sales Tax funding when the housing begins development; and

WHEREAS, the VHA will record a covenant on both properties to require they remain affordable to people earning 50% of area median income for 20 years; and

WHEREAS, the housing construction will likely begin in 12 to 24 months, but if construction does not begin within five years, the VHA will repay the \$240,000 in full. The VHA will report annually on the progress of the housing development; and

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WHEREAS, the General Fund is provided as an Interfund Loan to the Affordable Housing Sales Tax fund and interest of 2.27% shall be repayable in full according to the terms of the Memorandum of Understanding for the Interfund Loan; and

WHEREAS, this funding will support the construction of 42 units of permanent supportive housing.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. Use of the Affordable Housing Sale Tax funding to support property acquisition for the development of 42 units of permanent supportive housing totaling \$240,000 is hereby authorized.

Section 3. Pursuant to the terms of the Interfund Loan Memorandum, which is attached hereto and incorporated by reference, a loan from the General Fund to the Affordable Housing Sales Tax Account is hereby authorized to provide funding for VHA's acquisition of the property pursuant to the terms of the Interlocal Agreement between the City of Vancouver and VHA relating to the Lincoln Place 2 project.

Section 4. The City Manager is hereby authorized to execute agreements and other related documents on behalf of the City of Vancouver for this property acquisition in support of affordable housing.

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Section 4. **Severability.** If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 5. **Effective Date.** This Resolution shall become effective immediately after final adoption.

ADOPTED at regular session of the Council of the City of Vancouver, this _____ day of _____, 2023.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney