

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: 9/24/18

AGENDA ITEM:	
Housing Authority of Snohomish County – Resolution to operate within the city of Marysville	
PREPARED BY:	DIRECTOR APPROVAL:
Gloria Hirashima, Chief Administrative Officer	
DEPARTMENT:	
Executive	
ATTACHMENTS:	
<ol style="list-style-type: none"> 1. Letter from Duane Leonard, Executive Director 2. Proposed resolution for the Housing Authority of Snohomish County to purchase and operate housing at 1356 Cedar Avenue. 3. Proposed resolution declaring the Housing Authority of Snohomish County as the City’s designated housing authority. 	
BUDGET CODE:	AMOUNT:
	\$
SUMMARY:	

The Housing Authority of Snohomish County (“HASCO”) was established in 1971 as a Housing Authority operating under RCW Chapter 35.82, and is authorized to operate throughout unincorporated Snohomish County. The City of Marysville does not have its own city housing authority within the city limits. RCW 35.82.070(13) provides that a housing authority may exercise its powers outside of its area of operation if the governing body of a city adopts a resolution declaring the need. HASCO has many properties within the City of Marysville, and has a long history of providing and maintaining affordable housing stock for Marysville residents. In fact, HASCO is a large provider of the city’s affordable housing, directly providing 363 units.

The Housing Authority has negotiated a purchase of 1356 Cedar Avenue. The property is immediately adjacent to the Westend Apartments, owned and operated by HASCO. HASCO intends to expand the existing development to create additional housing units. HASCO is required to meet City development codes and obtain permits, similar to any other property owner.

HASCO has also requested consideration of a citywide resolution to operate as a housing authority within the City limits. Completing real estate transactions sometimes requires timely and confidential negotiations, which creates uncertainty when each property requires separate action of the city governmental body to approve a resolution for HASCO to operate on the site. The citywide resolution would provide them with greater ability and confidence to negotiate property acquisitions within Marysville. Provision of affordable housing remains a priority in the City’s comprehensive plan policies.

RECOMMENDED ACTION: Staff recommends that Council approve both resolutions authorizing HASCO to operate on the 1356 Cedar site, and as a housing authority operating generally within the City of Marysville in future.

HOUSING AUTHORITY OF SNOHOMISH COUNTY

12711 - 4th Avenue West • Everett, Washington 98204
(425) 290-8499 • FAX (425) 290-5618

August 27, 2018

Ms. Gloria Hirashima
Chief Administrative Officer, City of Marysville
1049 State Avenue
Marysville, WA 98270
Submitted via email to: GHirashima@marysvillewa.gov

Re: HASCO's Acquisition of 1356 Cedar Ave, Marysville, WA 98270

Dear Ms. Hirashima:

Thank you to you and your Community Development staff for meeting with me and my staff on August 7, 2018 to discuss the Housing Authority of Snohomish County's (HASCO) acquisition of 1356 Cedar Ave, Marysville, Washington, 98270 (the "Property"). We are pleased to inform you that HASCO's offer to purchase the Property for \$600,000.00 was accepted by the seller. We are currently negotiating the final purchase contract and expect to close on the Property in November.

HASCO is interested in acquiring the Property because it is adjacent to our current housing development known as the Westend Apartments (formerly known as the Westwood Crossing Apartments), located at 1350 Cedar Ave, and we wish to develop the parcel in the future with additional multi-family housing that will be an asset to the surrounding neighborhood.

As we discussed in our meeting, the Property is located outside of HASCO's area of operation established in 1971 by the Snohomish County Council. Therefore, as required by RCW 35.82.070(13), HASCO is requesting that the Marysville City Council adopt a resolution declaring the need for HASCO to exercise its powers in the City of Marysville. This authorization would allow HASCO to acquire the Property, as well as other properties in the future, for the purposes of providing a supply of safe, sanitary, and affordable dwelling accommodations within the City.

Please let us know if you can add the adoption of the attached resolution to your City Council's agenda in September. We look forward to assisting the City of Marysville to provide more housing affordable to all economic segments of the City's population, and to preserve the City's existing housing stock.

Sincerely,

A handwritten signature in blue ink that reads "Duane Leonard". The signature is fluid and cursive, with the first name "Duane" and last name "Leonard" clearly legible.

Duane Leonard
Executive Director

Cc: Dave Koenig, City of Marysville, Community Development Director
Chris Holland, City of Marysville, Planning Manager

Enclosure

CITY OF MARYSVILLE
Marysville, Washington

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE,
WASHINGTON, DECLARING THAT THERE IS A NEED FOR THE HOUSING
AUTHORITY OF SNOHOMISH COUNTY TO FUNCTION WITHIN THE CITY
LIMITS OF MARYSVILLE FOR THE PURPOSE OF PURCHASING AND
OPERATING A RESIDENCE AT 1356 CEDAR AVENUE.**

WHEREAS, the City of Marysville recognizes the growing need for the provision of more housing affordable to all economic segments of its population, as well as the importance of preserving the existing housing stock in the City; and

WHEREAS, the City of Marysville has not yet activated a city housing authority pursuant to RCW 35.82.030, which permits a city to create a separate public body known as the housing authority for its jurisdiction; and

WHEREAS, the Housing Authority of Snohomish County was established in 1971 and has provided housing affordable to all economic segments in Snohomish County; and

WHEREAS, the Housing Authority of Snohomish County's area of operation includes all areas of unincorporated Snohomish County as of 1971, along with other incorporated areas of Snohomish County within which the Housing Authority of Snohomish County is authorized to operate by a city; and

WHEREAS, RCW 35.82.070(13) provides that a housing authority may exercise its powers outside of its area of operation if the governing body of a city adopts a resolution declaring that there is a need for that housing authority to function in such area; and

WHEREAS, the Housing Authority of Snohomish County wishes to purchase a residence located at 1356 Cedar Avenue in Marysville adjacent to their existing development, known as Westend Apartments, located adjacent to this property at 1350 Cedar Avenue to provide additional affordable housing; and

WHEREAS, public health and welfare would benefit by the Housing Authority of Snohomish County providing additional affordable and sanitary housing in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARYSVILLE, AS FOLLOWS:

Section 1. Declaration of Need. The City declares that there is a need for the Housing Authority of Snohomish County to exercise its powers within the boundaries of the City in connection with the acquisition and operation of 1356 Cedar Ave as affordable housing, and hereby requests and authorizes the Housing Authority of Snohomish County to so exercise its powers in connections with 1356 Cedar Ave.

Section 2. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the City Council at an open public meeting this _____ day of _____, 2018.

CITY OF MARYSVILLE

By _____
JON NEHRING, MAYOR

Attest:

By _____
_____, DEPUTY CITY CLERK

Approved as to form:

By _____
JON WALKER, CITY ATTORNEY