

**STATE OF WASHINGTON**  
**STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES**  
**RESOLUTION 24-05-30**

A resolution relating to North Seattle Colleges' request to sell surplus property at their campus at 9600 College Way N, Seattle, Washington.

**WHEREAS**, North Seattle College has determined that it does not require all its grounds for academic facilities; and

**WHEREAS**, the Seattle District Board of Trustees is committed to making land available for affordable housing, and on February 5, 2024, approved resolution 24-01 recommending the sale of 2.3-acres of North Seattle College property; and

**WHEREAS**, affordable housing for public benefit is defined in RCW 43.63A.510 as residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income, and

**WHEREAS**, the property will be sold for affordable housing as a public benefit defined under the authority in RCW 39.33.015; and

**WHEREAS**, the college has negotiated a covenant that requires to the property to be used only for affordable housing for 85-years after closing, and a "right of purchase" allowing the college to re-acquire the property at fair market value if the landowner proposes to change the land use to a non-residential use for an additional 85-years following the expiration of the covenant; and

**WHEREAS**, the college has negotiated to delay title transfer of the property until developer project financing is in place, the developer has all project permits, and the developer is prepared to commence construction within thirty (30) days; and

**WHEREAS**, the college will have an option to purchase 5,700 square feet of unfinished Community Center space and a pro-rata share of the underlying property for exclusive use by the college;

**THEREFORE BE IT RESOLVED**, that the State Board for Community and Technical Colleges authorizes the surplus of 2.3 acres of property located at 9600 College Way North, Seattle, Washington, for affordable housing with the proceeds of the sale to remain with the college.

**BE IT FURTHER RESOLVED**, that the State Board for Community and Technical College delegates to the Executive Director authority to execute the attached purchase and sale agreement, and

**BE IT FURTHER RESOLVED**, that the State Board for Community and Technical Colleges authorizes the Executive Director to make adjustments to this action, including any necessary changes to the State Board's Policy Manual, as necessary, for actions taken by the Governor, Legislature, data corrections, externally imposed restrictions or guidelines, uniform accounting and reporting

requirements, and unanticipated changes in state or federal law.

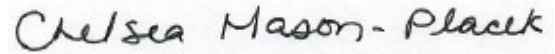
APPROVED AND ADOPTED on May 9, 2024

Attest



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Paul Francis, secretary



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Chelsea Mason-Placek, chair