



RESOLUTION NO. 7373

A RESOLUTION ADOPTING A PROCEDURE FOR THE SALE OF CITY REAL PROPERTY FOR NEEDED HOUSING PURPOSES

WHEREAS, Oregon Revised Statutes 221.725 through 221.729 outlines procedures for the City of Albany to sell city-owned real properties and procedures for the sale of real property to develop affordable housing as defined in ORS 456.270; and

WHEREAS, the 2020 Albany Housing and Residential Land Needs Assessment noted there is a need for more affordable housing and other housing types within the city limits and the City wishes to encourage the development of affordable and needed housing within Albany's city limits; and

WHEREAS, and the City of Albany adopted the Housing Implementation Plan (HIP) on June 14, 2023, that recommends the City Council consider adopting a policy to consider city-owned surplus real property to address needed housing; and

WHEREAS, from time to time the City of Albany owns various properties that are surplus to the City's needs and could be developed for needed housing purposes; and

WHEREAS, the current procedures for the sale or disposal of surplus real property are not conducive to prioritizing housing needs; and

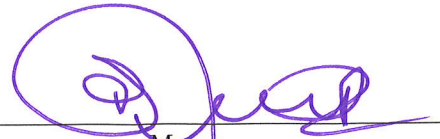
WHEREAS, on November 26, 2024, the City of Albany advertised the December 11, 2024, public hearing on the proposed surplus real property for housing; and

WHEREAS, the Albany City Council held a public hearing to hear comments on the surplus real property for housing policy proposal on December 11, 2024, and comments were considered.

NOW, THEREFORE, THE ALBANY CITY COUNCIL RESOLVES to follow the guidance below for city-owned property before any action to dispose of the real property.


1. When the City of Albany has determined there is no priority purpose for city-owned real property, including financial needs, prior to any action to dispose of city-owned surplus real property, the City will first evaluate the property for its suitability for residential development based on zoning, size, location, and other considerations.
2. When the city-owned surplus real property has been determined suitable for residential development, the City may follow this process:
 - Invite parties interested in developing the property for use as affordable housing to submit proposals to the Albany City Council in accordance with ORS 221.729 and sell the real property for use as affordable housing if it is subject to an affordable housing covenant; or
 - Issue a request for proposals or invite bids for needed housing on the real property.
 - Make a good faith effort to first negotiate with affordable housing developers who provide a proposal for the real property.
 - The City Council may give more weight to proposals that provide more affordable units, are affordable to lower incomes, or have longer affordability periods, than other housing proposals.
 - Enter into a development agreement or outline specific terms and conditions associated with the sale or disposal of real property for housing.
3. If no affordable housing proposals are submitted or no agreement can be reached with an affordable housing developer, the City Council may consider alternative proposals for the property.

DATED AND EFFECTIVE THIS 11TH DAY OF DECEMBER 2024.



Mayor

ATTEST:



City Clerk

