

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 3199

**A RESOLUTION AUTHORIZING THE LOAN OF \$600,000 TO DOWNTOWN ACTION
TO SAVE HOUSING TO PAY FOR ACQUISITION AND RELATED
COSTS ASSOCIATED WITH THE ACQUISITION AND REHABILITATION OF
PLUM COURT APARTMENTS**

WHEREAS, the Housing Authority of the County of King (the “Authority”) seeks to encourage the provision of long-term housing for low-income persons residing within King County, Washington (the “County”); and

WHEREAS, The City of Kirkland has requested that the Authority provide \$600,000 in bridge financing to aid in the acquisition of Plum Court Apartments by Downtown Action to Save Housing (DASH), a Washington nonprofit corporation; and

WHEREAS, The Authority provided \$75,000 in predevelopment loan financing pursuant to Resolution 3187, adopted by the Board of Commissioners on November 14, 2002; and

WHEREAS, RCW 35.82.070(18) provides that a housing authority may, among other things and if certain conditions are met, “make . . . loans for the . . . acquisition, construction, . . . rehabilitation, improvement . . . or refinancing of land, buildings, or developments for housing for persons of low income”; and

WHEREAS, Plum Court Apartments is an existing 66 unit apartment complex located in the City of Kirkland that will be rehabilitated to provide 60 units of low income housing including 28 affordable three bedroom units, and will provide at least 10 units of replacement housing in connection with the Park Lake HOPE VI project; and

WHEREAS, DASH has secured a reservation of Low Income Housing Tax Credits, \$1,000,000 in financing from ARCH, a \$5.87 million loan from Banner Bank and expects to receive financing commitments totaling \$1.7 million from King County and the State of Washington; and

WHEREAS, DASH needs \$600,000 in financing in addition to funds that have already been secured in order to close the purchase of the property or risk losing control of the Plum Court property.

WHEREAS, the \$75,000 predevelopment loan will be repaid with interest at the closing of the purchase of the Plum Court property.

WHEREAS, King County expects to award approximately \$1,070,000 to the Plum Court project within the next 60 days, which will be used in part to retire the Authority's loan.

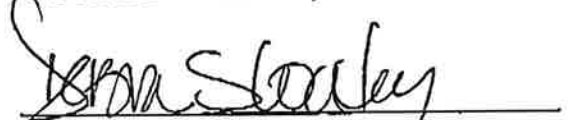
WHEREAS, the Board of Commissioners of the Authority deems it necessary and advisable and in the best interest of the Authority to loan \$600,000 to DASH to support the acquisition of Plum Court Apartments.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING:

The Board of Commissioners hereby authorizes the loan of up to \$600,000 to DASH in connection with the Plum Court Apartments project and authorizes Executive Director, Stephen J. Norman, to execute any and all agreements or documents necessary to provide the loan including documents setting forth the terms of repayment and other conditions, collateral, or performance requirements Mr. Norman deems appropriate to insure that KCHA's interests are protected and carried out.

ADOPTED AT THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 30TH DAY OF APRIL 2003.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON



**DEBRA S. COATES, Chair
Board of Commissioners**



**STEPHEN J. NORMAN
Secretary-Treasurer**