

**THE HOUSING AUTHORITY OF THE COUNTY OF KING**

**RESOLUTION NO. 4033**

**AUTHORIZING THE INITIATION OF NEGOTIATIONS FOR THE PURCHASE OF THE VICTORIA ARMS APARTMENTS BY NEGOTIATED SALE OR BY CONDEMNATION IN LIEU OF NEGOTIATED SALE**

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This Resolution is in accordance with (i) RCW 35.82.070(2) which provides, in part, that a housing authority shall have the power to acquire housing projects within its area of operations, and (ii) and RCW 35.82.110 which provides that a housing authority may exercise the power of eminent domain to acquire any real property it deems necessary for its purposes.

**WHEREAS**, the Victoria Arms Apartments, located at 3440 S. 146<sup>th</sup>, two blocks west of Pacific Highway in the City of Tukwila, currently provides 50 units of housing which is affordable to low income households, and

**WHEREAS**, the Victoria Arms Apartments is in a substandard condition, is managed without proper admission screening and other professional property management practices, and is a longstanding source of police calls and criminal activity, and

**WHEREAS**, the City of Tukwila is undertaking a major revitalization initiative in the immediate area along Pacific Highway which includes major street and other public improvements along with the redevelopment of commercial properties at the intersection of S. 144 St. and Pacific Highway South.

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

**Section 1:** Acquisition and rehabilitation of the Victoria Arms Apartments by the King County Housing Authority is necessary to eliminate unsafe housing conditions, provide decent, safe and affordable housing for low-income persons and families, and to facilitate the revitalization of the Pacific Highway area in the City of Tukwila.

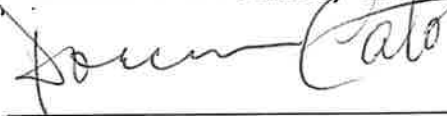
**Section 2:** The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, to take any and all actions necessary to acquire the Victoria Arms Apartments including the commencement of appropriate condemnation proceedings, if the C & A Hua Limited Partnership, or other holders of recorded interests in the property will not voluntarily sell, exchange or extinguish their interests in the property on fair and reasonable terms.

**Section 3:** The Board of Commissioners hereby authorizes the Executive Director Stephen J. Norman, and in his absence, Assistant Executive Director Daniel R. Watson, to execute any and all contracts, agreements, certifications or other documents in connection with the acquisition or financing of the Victoria Arms Apartments.

**Section 4:** The final terms of purchase and authorization to close the purchase of Victoria Arms Apartments shall be subject to approval by the Board of Commissioners.

**ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 13th DAY OF NOVEMBER 2003.**

**THE HOUSING AUTHORITY OF THE  
COUNTY OF KING, WASHINGTON**



**DOREEN CATO**, Chair  
Board of Commissioners



**STEPHEN J. NORMAN**  
Secretary-Treasurer