

**THE HOUSING AUTHORITY OF THE COUNTY OF KING  
RESOLUTION NO. 5154**

**AUTHORIZING NEGOTIATIONS REGARDING POSSIBLE ACQUISITION OF  
BUILDING SITE AT SNOQUALMIE RIDGE**

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This Resolution is adopted to provide a process by which the King County Housing Authority may pursue possible acquisition of a multifamily dwelling development site at the Snoqualmie Ridge Master Planned Community for construction and operation of affordable housing for low income persons, after full disclosure to the public and local, state and federal governmental officials of potential conflicts of interest to be avoided in such a transaction, and implementing procedures to protect the Housing Authority and the public from any adverse consequences arising from any such conflicts.

**WHEREAS**, the King County Housing Authority is seeking to acquire land for the development of affordable housing in large master planned communities in King County in furtherance of its mission to expand and distribute the supply of affordable housing in the region equitably; and

**WHEREAS**, Quadrant Corporation is developing a master planned community on more than 1,300 acres in the upper Snoqualmie Valley in Eastern King County, near Snoqualmie Falls and the town of Snoqualmie, commonly known as Snoqualmie Ridge; and

**WHEREAS**, regulatory and plat conditions for the Snoqualmie Ridge development require that a certain number of rental and owned housing units be made affordable to lower income households; and

**WHEREAS**, Quadrant Corporation could satisfy any part of the low income housing requirement by selling portions of the land to other parties who would develop the affordable housing components, and the Housing Authority might have interest in acquiring such a site to develop and operate as affordable housing; and

**WHEREAS**, Peter Orser, a Commissioner of the King County Housing Authority, is also President of Quadrant Corporation, and all of Peter Orser, Quadrant Corporation and the Housing Authority would not undertake any substantive discussions about a possible purchase and sale unless and until a full disclosure of all relevant facts has been made, all parties are satisfied that no improper advantage will be gained by Mr. Orser or Quadrant Corporation or any

disadvantage suffered by the Housing Authority, and all federal, state and local laws pertaining to conflict of interest transactions have been complied with in full;

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

**Section 1:** The Board finds that the possibility of developing affordable housing at Snoqualmie Ridge is a goal worth pursuing.

**Section 2:** Before entering into any negotiations or substantive discussions for the possible purchase of any property from Quadrant Corporation any possible conflicts of interests shall be dealt with openly and directly and, to that end, the Executive Director, Stephen J. Norman, shall and he hereby is authorized and directed to attempt to accomplish the following steps:


- a. Peter Orser shall have made a full disclosure of his potential interest in the property and in the transaction as a Commissioner of the Housing Authority and as President of Quadrant Corporation, and the same shall have been entered in the Minutes of the next meeting;
- b. Peter Orser shall have recused himself from any participation in the negotiations, and from any discussion of the negotiations, with any of the other Commissioners of the Housing Authority or Housing Authority staff, and shall be excluded from all written materials related thereto;
- c. Peter Orser also have recused himself from any participation at Quadrant Corporation in the negotiations or in discussions with staff concerning the possible sale of the subject property to the Housing Authority;
- d. Quadrant Corporation shall have designated another executive with responsibility and authority for dealing with the possible sale to the Housing Authority who shall not report with respect thereto to Peter Orser, but shall report either directly to the Board of Directors having supervision over Quadrant Corporation or to an executive officer of Quadrant Corporation's parent, as necessary;
- e. Quadrant Corporation have certified to the Housing Authority in writing that Peter Orser will receive no special consideration or compensation, either direct or indirect, from a sale of property by Quadrant Corporation to the Housing Authority;
- f. Advice shall have been sought from the King County Board of Ethics as to the propriety of the proposed transaction, with results not unfavorable to the Housing Authority or the proposed transaction;


- g. Advice shall have been sought from the Washington State Executive Ethics Board as to the propriety of the proposed transaction, with results not unfavorable to the Housing Authority or the proposed transaction;
- h. Advice shall have been sought from HUD, either at the district or Washington D.C. level, or both, seeking either approval of the proposed possible transaction for specified federal assistance programs that KCHA may identify in its request with disclosure and safeguards to be put in place, or waiver of any HUD-administered conflict of interest provisions, with results not unfavorable to the Housing Authority or the proposed transaction;
- i. In no circumstance shall any ensuing negotiations include an agreement by the Housing Authority to restrictive covenants imposed on the subject property in favor of Quadrant Corporation, other than preexisting covenants restricting use of the property to affordable housing purposes; and
- j. Any property at Snoqualmie Ridge purchased from Quadrant Corporation shall be acquired at or below fair market value as determined by an independent appraisal.

**Section 3:** The Executive Director shall keep the Board advised of his progress in accomplishing the foregoing, depending on the satisfactory outcome of which the Board may in the future authorize an attempt to purchase a building site at Snoqualmie Ridge.

**ADOPTED AT A MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 17<sup>TH</sup> DAY OF MARCH, 2008.**

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

  
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**NANCY HOLLAND-YOUNG, Chair**  
Board of Commissioners

  
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**STEPHEN J. NORMAN**  
Secretary-Treasurer

