

**THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5204**

**A RESOLUTION AUTHORIZING THE PURCHASE BY NEGOTIATED SALE OR
CONDEMNATION IN LIEU OF PURCHASE BY NEGOTIATED SALE OF THE
PEPPER TREE APARTMENTS**

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) RCW 35.82.110 which provides that a housing authority may exercise the power of eminent domain to acquire any real property its deems necessary for its purposes.

WHEREAS, there is an increasingly serious shortage of affordable housing in King County, which KCHA is charged with addressing pursuant to its mission of providing quality affordable housing opportunities in King County; and

WHEREAS, Pepper Tree Apartments, located at 19926 Ballinger Way NE, Shoreline, WA in a North King County neighborhood, is adjacent to KCHA's existing Ballinger Homes Apartments enabling property management staff at Ballinger Homes to be utilized for the operation of the Pepper Tree Apartments; and

WHEREAS, acquisition of Pepper Tree Apartments by the King County Housing Authority will be considerably less expensive than KCHA constructing the same number of new units; and

WHEREAS, KCHA intends to access Federal public housing operating subsidies at the Pepper Tree Apartments, thereby allowing KCHA to provide much needed affordable housing for low-income households at the property.

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

Section 1: Acquisition of Pepper Tree Apartments by the King County Housing Authority is necessary to address the need for additional housing for persons of low income in the region;

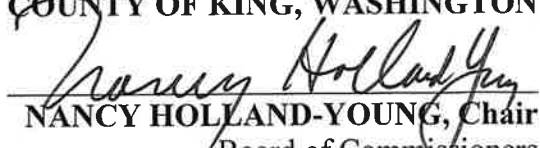
Section 2: The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, to take any and all actions necessary to acquire Pepper Tree Apartments including the commencement of appropriate condemnation proceedings if the owner of Pepper Tree Apartments and other holders of recorded interests in the property will not voluntarily sell, exchange, or extinguish their interest in the property on fair and reasonable terms. ** amended - see attached .*

Section 3: The Board of Commissioners hereby authorizes the Executive Director Stephen J. Norman, and in his absence, Deputy Director Daniel R. Watson or Deputy Executive Director Connie Davis to execute any and all contracts, agreements, certifications or other documents in connection with the acquisition of Pepper Tree Apartments.

ADOPTED AT SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 20TH DAY OF JANUARY 2009.



STEPHEN J. NORMAN
Secretary-Treasurer

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


NANCY HOLLAND-YOUNG, Chair
Board of Commissioners

At the January 20, special KCHA Board of Commissioners' meeting, Resolution No. 5204 was amended as follows:

Addendum to Section 2

Notwithstanding the above, the Executive Director is only authorized to acquire Pepper Tree Apartments for an acquisition price that is at or below the appraised value of the property, as determined by an independent appraisal.