

**THE HOUSING AUTHORITY OF THE COUNTY OF KING  
RESOLUTION NO. 5245**

**AUTHORIZING THE ACQUISITION BY CONDEMNATION OR BY  
NEGOTIATED PURCHASE IN LIEU OF CONDEMNATION OF THE  
WESTMINSTER MANOR APARTMENTS**

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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) 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**, Westminster Manor Apartments (the "Project"), located at 14701 Dayton Ave N, Shoreline, Washington, in unincorporated King County is occupied by low income senior citizens and disabled persons; and

**WHEREAS**, the current owner of the Project, Westminster Manor, a Washington nonprofit corporation established by Westminster Manor Assembly of God Church has listed the property for sale; and

**WHEREAS**, an existing covenant recorded in favor of the United States Department of Housing and Urban Development restricting the occupancy of the 60-unit property to low-income seniors and low-income disabled persons will expire in 2013 at which time the property is available to be operated as a market rate apartment community; and

**WHEREAS**, the sale of the property will likely result in a loss of up to 60 units of affordable housing in King County; and

**WHEREAS**, the acquisition of Westminster Manor will preserve the affordability of 60 units of affordable housing for low-income senior and disabled households; and

**WHEREAS**, the acquisition of Westminster Manor Apartments by the King County Housing Authority will be considerably less expensive than constructing the same number of new units.

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

**Section 1:** Acquisition of Westminster Manor Apartments by the King County Housing Authority is necessary to preserve 60 units of housing for low-income seniors and disabled persons in Shoreline and to prevent the displacement of the current low income residents.

**Section 2:** The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, to take any and all actions necessary to acquire Westminster Manor Apartments including the commencement of appropriate condemnation proceedings if the owner of Westminster Manor 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, not to exceed the fair market value thereof, in lieu of condemnation.

**Section 3:** The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, including, but not limited to, the Rapid

Response Fund and Land Acquisition Program to provide all or part of the interim and/or permanent financing of the property.

**Section 4:** The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, and in his absence, either one of Deputy Executive Director Daniel R. Watson or Deputy Executive Director Constance C. Davis to execute any and all contracts, agreements, certifications or other documents in connection with the acquisition of Westminster Manor Apartments.

**ADOPTED AT SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 7<sup>TH</sup> DAY OF OCTOBER 2009.**

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



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



**STEPHEN J. NORMAN**  
Secretary-Treasurer