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

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.


THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

NANCY HOLLAND-YOUNG, Chair
Board of Commissioners

STEPHEN J. NORMAN
Secretary-Treasurer