

**THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5325**

**AUTHORIZING THE PURCHASE BY NEGOTIATION OR CONDEMNATION
IN LIEU OF PURCHASE BY NEGOTIATION OF THE
KIRKLAND PLACE 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.

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, Kirkland Place Apartments is located at 419-421 7th Ave, Kirkland Washington in an East King County neighborhood; and

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

WHEREAS, KCHA may be able to access Federal public housing operating subsidies at the Kirkland Place 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 Kirkland Place 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 Kirkland Place Apartments, after an appraisal, Phase One Environmental Study and KCHA inspection, and authorizes, approves and ratifies the execution of a purchase and sale agreement on or after May 11, 2011 at a price not to exceed \$1,250,000.00;

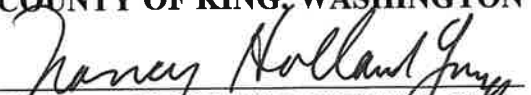
Section 3: The Board of Commissions herby authorizes the Executive Director to acquire the Kirkland Place Apartments by condemnation through exercise of the Housing Authority's power of eminent domain if it is unsuccessful in acquiring the property on satisfactory terms through negotiation and purchase in lieu of condemnation.

Section 4: 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, to provide all or part of the interim and/or permanent financing of the property.

Section 5: 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 Kirkland Place Apartments.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF KING THIS 11th DAY OF May 2011.

THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON


NANCY HOLLAND-YOUNG, Chair
Board of Commissioners


STEPHEN J. NORMAN
Secretary-Treasurer

