

**THE HOUSING AUTHORITY OF THE COUNTY OF KING  
RESOLUTION NO. 5338**

**AUTHORIZING THE PURCHASE BY NEGOTIATION OR CONDEMNATION  
IN LIEU OF PURCHASE BY NEGOTIATION OF REAL PROPERTY  
LOCATED 4030 ½ SW 146<sup>th</sup> ST. TUKWILA, WA 98168**

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

**WHEREAS**, 4030 ½ SW 146th St. is a low density residential zoned property (“the Property”) that has a 1260 sq. ft. single family home and small shed structure that sits on almost a half-acre of land sharing property lines with two KCHA owned properties, the Pacific Court Apartments to the west & The Riverton Terrace Apartments to the east; and

**WHEREAS**, KCHA’s ownership of the Property will allow for joint use and a pedestrian connection between Pacific Court and Riverton Terrace;

**WHEREAS**, the Property is in reasonable condition and with modest improvements can be used as low income housing on either a short-term or long-term basis; and

**WHEREAS**, the Property can potentially be redeveloped into a 6-10 unit affordable housing apartment complex, or as additional parking for Riverton Terrace or as additional community or open spaces; and

WHEREAS, the Property adjoins the City of Tukwila's "Tukwila Village" redevelopment area.

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

Section 1: The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, to take any and all actions necessary to acquire the properties, including the execution of a purchase and sale agreement at a price not to exceed \$244,078;

Section 2: The Board of Commissions herby authorizes the Executive Director or in his absence Deputy Executive Directors Connie Davis or Dan Watson to acquire the property 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 negotiated purchase in lieu of condemnation.

ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 10<sup>th</sup> DAY OF AUGUST 2011.

THE HOUSING AUTHORITY OF THE  
COUNTY OF KING, WASHINGTON

  
NANCY HOLLAND-YOUNG, Chair  
Board of Commissioners

  
STEPHEN J. NORMAN  
Secretary