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 146th ST. TUKWILA, WA 98168

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 Terrrace 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 hereby 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.


THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

NANCY HOLLAND-YOUNG, Chair
Board of Commissioners

STEPHEN J. NORMAN
Secretary