

**THE HOUSING AUTHORITY OF THE COUNTY OF KING**

**RESOLUTION NO. 5349**

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

**WHEREAS**, there is an increasingly serious shortage of affordable housing in King County, which the King County Housing Authority is charged with addressing pursuant to its mission of providing quality affordable housing opportunities in King County; and

**WHEREAS**, The Meadowbrook Apartments comprise 115 units of housing located at 1408 NW Richmond Beach Road, in Shoreline, Washington, in a North King County neighborhood; and

**WHEREAS**, the Meadowbrook Apartments presently house a significant number of low-income families, seniors and disabled residents who receive Section 8 housing assistance and those residents may be displaced if the current owners of the property sell it in the open market; and

**WHEREAS**, acquisition of the Meadowbrook Apartments by the King County Housing Authority will be considerably less expensive than its 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 the Meadowbrook Apartments by the King County Housing Authority is necessary to address the need for additional housing for persons of low income in Shoreline;

**Section 2:** The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, to take any and all actions necessary to acquire the Meadowbrook Apartments, after an appraisal, Phase One Environmental Study and inspection of the condition of the property and its improvements, and authorizes, approves and/or ratifies the execution of a purchase and sale agreement at a price of no more than \$12,000,000.00 (\$104,347.83 per unit);

**Section 3:** The Board of Commissions hereby authorizes the Executive Director to acquire the Meadowbrook 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.

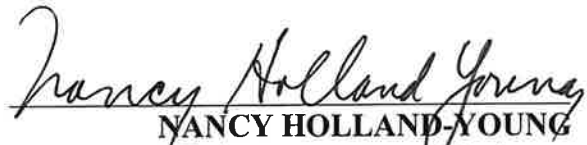
**Section 4:** The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, to provide all or part of the interim 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 Meadowbrook Apartments.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING  
AUTHORITY OF THE COUNTY OF KING THIS 9<sup>th</sup> DAY OF NOVEMBER 2011.**

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

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

  
**STEPHEN J. NORMAN**  
Secretary