

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5758

**A RESOLUTION AUTHORIZING ACQUISITION OF
THE STERLING RIDGE APARTMENTS**

WHEREAS, there is an increasingly serious shortage of affordable housing in King County, which the King County Housing Authority (“Housing Authority”) is charged with addressing pursuant to its mission of providing quality affordable housing opportunities equitably distributed within King County; and

WHEREAS, it is a goal of local government and the Housing Authority to further fair housing in the region affirmatively, in part through preservation of existing affordable housing opportunities; and

WHEREAS, King County faces an increasing shortage of affordable housing for families, as recent multifamily construction within King County comprises predominantly studio and one-bedroom units; and

WHEREAS, the Sterling Ridge Apartments (the “Property”) is a 116-unit apartment complex located at 11328 SE Kent-Kangley Road, Kent, Washington, contains 50 two-bedroom/two-bathroom units and 50 three-bedroom/two-bathroom units, which can be used to provide affordable housing for families; and

WHEREAS, approximately 30% of the Property is occupied by tenant-based Housing Choice voucher holders, making the Property a vital housing resource for extremely low-income households, the potential loss of which would be detrimental to the community; and

WHEREAS, there is a growing loss of affordable housing with ready access to public transportation, and access to reliable public transportation is a critical resource for low-income households, providing access to work, services, school, shopping, cultural and other activities for these residents; and

WHEREAS, the Property has ready access to public transportation in an area of King County where rents are increasingly unaffordable to low-income households; and

WHEREAS, RCW 35.82.070(2) provides, in part, that a housing authority shall have the power to acquire housing projects within its area of operations, and RCW 35.82.070(5) authorizes a housing authority to acquire real property by exercise of the power of eminent domain or by purchase in lieu of exercise of the power of eminent domain; and

WHEREAS, acquisition of the Property by the Housing Authority will serve the mission of the Housing Authority and the housing goals of the region through an approach that is considerably less expensive than constructing the same number of new housing units with equivalent amenities.

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

Section 1: Acquisition of the Property by the Housing Authority is necessary to preserve and provide housing for persons of low income, including families with children and multigenerational households who require large bedroom size apartments, which housing is equitably distributed in various areas of the Housing Authority's operations and in areas of escalating rents and ready access to public transit in particular.

Section 2: The Board of Commissioners hereby authorizes the President / Chief Executive Officer (i) to give notice to the current owner of the Property of the Housing Authority's intention to acquire the Property by eminent domain if it is unsuccessful in acquiring the Property on satisfactory terms through negotiation and purchase in lieu of condemnation; and (ii) 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 negotiation with and purchase from the owner in lieu of condemnation.

Section 3: The President / Chief Executive Officer, Robin Walls, is hereby vested with the authority, and with discretion in the exercise of such authority, to make a final determination after reviewing the results of inspection of the Property as to whether to proceed with the purchase of the Property if she deems it in the best interest of the Housing Authority and the region's housing goals to do so. If the President / Chief Executive Officer makes a final determination to proceed, the Board of Commissioners hereby further authorizes the President / Chief Executive Officer to take any and all actions necessary to acquire the Property, and authorizes, approves and/or ratifies the execution of a purchase and sale agreement at a price of no more than (a) Twenty-Eight Million, Dollars (\$28,000,000), or (b) 105% of the appraised value of the Property pursuant to an appraisal completed by a Washington State licensed MAI appraiser, whichever is less.

Section 4: If the President / Chief Executive Officer is successful in negotiation of the purchase of the Property from the owner in lieu of condemnation for the price authorized above, then the President / Chief Executive Officer is hereby authorized to acquire the Property on such terms and conditions as are customary in such transactions

and as are deemed by the President / Chief Executive Officer to be in the best interests of the Housing Authority.

Section 5: The Board of Commissioners hereby authorizes the President / Chief Executive Officer to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, in order to provide all or part of the interim and/or permanent financing of the acquisition of the Property pursuant to this Resolution.

Section 6: The Board of Commissioners hereby authorizes each of the following to execute on behalf of the Housing Authority any and all contracts, agreements, certifications or other documents in connection with the Housing Authority's acquisition and financing of the Property pursuant to this Resolution: the President / Chief Executive Officer, Robin Walls; Executive Vice President of Administration / Chief Administrative Officer, Saeed Hajarizadeh; or Senior Vice President of Development & Asset Management, Tim Walter.

Section 7: Any actions of the Housing Authority or its officers or employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

ADOPTED AT THE SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF
KING AT AN OPEN PUBLIC MEETING THIS 23rd DAY OF OCTOBER, 2023.

THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON



DOUGLAS J. BARNES, Chair
Board of Commissioners

Attest:



ROBIN WALLS
President/Chief Executive Officer and
Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting President / Chief Executive Officer, and Secretary-Treasurer of the Housing Authority of the County of King (the "Authority"), and keeper of the records of the Authority, CERTIFY:

1. That the foregoing Resolution No. 5758 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a special meeting of the Authority held at the Authority's principal location on October 23, 2023 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 42.30.080, the public was notified of the Meeting via the Authority's website and email to stakeholders;

3. That in accordance with RCW 42.30.030(2), in addition to allowing in-person attendance and participation, one or more options were provided for the public to attend and participate in the Meeting remotely through real-time telephonic, electronic, internet, or other readily available means of remote access that do not require an additional cost to access the Meeting; and

4. That Meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of October, 2023.



Robin Walls
President/Chief Executive Officer and
Secretary-Treasurer of the Authority