

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5801

(TRAILHEAD DEVELOPMENT)

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King providing for the submission of funding applications in connection with the acquisition, construction, equipping, and operation of a residential rental housing project to be located at 1505 Newport Way NW, Issaquah, Washington, authorizing the execution and delivery of documents relating to the application for financing for the Trailhead development; and determining related matters.

ADOPTED September 15, 2025

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

Section 1. The Board of Commissioners (the “*Board*”) of the Housing Authority of the County of King (the “*Authority*”) finds and determines that:

(a) The Authority seeks to encourage the provision of long-term housing for low-income persons residing within King County, Washington.

(b) The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) “prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof” (RCW 35.82.070(2)); (ii) “lease or rent any dwellings . . . buildings, structures or facilities embraced in any housing project and . . . to establish and revise the rents or charges therefor” (RCW 35.82.070(5)); (iii) “make and execute contracts and other instruments, including but not limited to partnership agreements” (RCW 35.82.070(1)); (iv) “delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper” (RCW 35.82.040); (v) “make . . . loans for the acquisition, construction, reconstruction, rehabilitation, improvement, leasing or refinancing of land, buildings, or developments for housing for persons of low income” (RCW 35.82.070(19)); and (vi) issue bonds, notes or other obligations for any of its corporate purposes (RCW 35.82.020(11) and 35.82.130). The phrase “housing project” is defined by RCW 35.82.020 to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income.”

(c) The Authority is the fee owner of certain real property located in the vicinity of 1505 Newport Way NW, Issaquah, Washington (the “*Property*”), all or a portion of which the Authority has identified as a potential site for a mixed-use affordable housing project (the “*Project*”), currently known as the Trailhead development.

(d) The Authority has formed Trailhead Apartments LLLP, a Washington limited liability limited partnership (the “*Partnership*”), in order to develop, own, construct and operate the Project. The Board intends that the Partnership will acquire, develop, construct, equip, operate, and maintain the Project, and receive low-income housing tax credits in connection therewith. The Authority serves as general partner of the Partnership and KCHA Initial Affiliate LLC, a Washington limited liability company, currently serves as the initial limited partner of the Partnership, with such initial limited partner to be replaced with one or more equity investors.

(e) The Authority expects for the Project to be financed with various funding sources, including low-income housing tax credits, tax-exempt obligations and loans and/or grants from public and private sources, including specifically, but without limitation, the following (collectively, the “*Project Financing*”): (i) State of Washington Department of Commerce (“*Commerce*”); (ii) King County (“*County*”); (iii) the Cities of Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunt’s Point, Issaquah, Kenmore, Kirkland, Medina, Mercer Island, Newcastle, Redmond, Sammamish, Woodinville, Yarrow Point, and King County through A Regional Coalition for Housing (“*ARCH*”); and (iv) Washington State Housing Finance Commission (“*Commission*”). The Authority intends to cause the submission of funding applications for the Project Financing.

Section 2. The Authority, in its own corporate capacity and in its capacity as general partner of the Partnership, on behalf of the Partnership, is authorized, empowered and directed to submit or cause the submission of all such documents as may be reasonably necessary to apply for, obtain, and receive funding from Commerce, ARCH, and the County for the Project, such documents including, but not limited to, a Combined Funders Application and any forms, exhibits, addenda, certifications, and/or supplemental information, thereto, and any and all other such documents as may be required to obtain funding from Commerce, ARCH, and the County for the Project.

Section 3. The Authority, in its own corporate capacity and in its capacity as general partner of the Partnership, on behalf of the Partnership, is authorized, empowered and directed to submit or cause the submission of all such documents as may be reasonably necessary to apply for, obtain, and receive an allocation of Low-Income Housing Tax Credits from the Commission. Such documentation may include the Low-Income Housing Tax Credit Application and the exhibits and attachments required thereto and such other documents as the Commission may reasonably require with respect to the allocation of Low-Income Housing Tax Credits, including but not limited to, such affidavits, certifications, credit reservation contracts, regulatory use agreements, and carryover allocation documents.

Section 4. The Authority, in its own corporate capacity and in its capacity as general partner of the Partnership, on behalf of the Partnership, is authorized, empowered and directed to submit or cause the submission of all such documents as may be reasonably necessary to apply for, obtain, and receive any other Project Financing for the Project, such documents including, but not limited to, an application and any forms, exhibits, addenda, certifications, and/or supplemental information, thereto, and any and all other such documents as may be required by such other parties providing Project Financing.

Section 5. The Chair of the Authority’s Board (“*Chair*”), the Authority’s President/CEO (“*President/CEO*”), the Authority’s Executive Vice President of Administration/Chief Administrative Officer (“*Executive VP: Administration*”), the Executive Vice President of Real

Estate Development/Chief Development Officer (“*Executive VP: Development*”) and the Authority’s Senior Vice President of Development and Asset Management (“*Senior VP*”), and their respective designees (each, an “*Authorized Officer*” and, collectively, the “*Authorized Officers*”), and each of them acting alone, are authorized on behalf of the Authority, on behalf of itself, in its individual capacity as a public body corporate and politic, as general partner of the Partnership, and/or as the sole member and manager of KCHA Initial Affiliate LLC to: (i) execute, deliver and file (or cause to be executed, delivered and filed) all such forms, certificates, applications and other documents that are necessary to apply for and obtain the Project Financing; and (ii) take any other action that they deem necessary and advisable to give effect to this resolution and the transactions contemplated herein.

Section 6. The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution. Each Authorized Officer is further authorized to take such further actions including, but not limited to, the execution, delivery and, if applicable, filing (or to cause to be executed, delivered and, if applicable, filed), on behalf of the Authority, the Partnership and/or KCHA Initial Affiliate LLC, any government forms, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 7. Any action required or authorized by this resolution to be taken by the Chair may, in the absence of such person, be taken by the duly authorized acting Chair of the Board, and any action required or authorized by this resolution to be taken by the President/CEO may, in the absence of such person, be taken by the Executive VP: Administration, the Executive VP: Development, or the Senior VP.

Section 8. Notwithstanding any other Authority resolution, rule, policy, or procedure, the Authorized Officers, and each of them acting alone, are authorized to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer’s judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 9. While the titles of and parties to the documents described herein may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce, and perform the documents in their final form.

Section 10. Any actions of the Authority or its officers and employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 11. This resolution shall be in full force and effect from and after its adoption and approval.


**ADOPTED AT THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC
MEETING THIS 15th DAY OF SEPTEMBER, 2025.**

**HOUSING AUTHORITY OF THE COUNTY
OF KING**

By: 

RICHARD JACKSON, Vice 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 attached Resolution No. 5801 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a regular meeting of the Authority held at the regular meeting place on September 15, 2025] (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting via the Authority's website; and;

3. That the Meeting was duly convened, held, and included an opportunity for public comment, 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 15th day of September, 2025.



Robin Walls, President/Chief Executive Officer and
Secretary-Treasurer