

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5626

(Capital Funding Applications)

A RESOLUTION of the Housing Authority of the County of King authorizing the Executive Director to submit applications for funding to the Washington State Department of Commerce, King County Housing Finance Program and A Regional Coalition for Housing to finance an expansion of Rainier View Mobile Home Park, the acquisition and rehabilitation of Abbey Ridge Apartments, and the acquisition of Kirkland Heights and Juanita View.

ADOPTED August 29, 2019

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WHEREAS, RCW 35.82.070(5) provides that a housing authority may, among other things and if certain conditions are met, “lease or rent any dwellings . . . buildings, structures or facilities embraced in any housing project”; and

WHEREAS, the Housing Authority of the County of King (the “Authority”) seeks to encourage the provision of housing for low-income persons residing within King County, Washington; and

WHEREAS, RCW 35.82.020 defines “housing project” 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”; and

WHEREAS, RCW 35.82.070(2) provides that a housing authority has the power to “acquire, lease and operate housing projects” and to “provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof” ; and

WHEREAS, since 1986, the Authority has owned and operated a mobile home park called Rainier View located at 32631 First Avenue, Black Diamond, Washington currently containing 30 units of low income housing and this property has additional land with the capacity to create space for at least 15 new mobile home pads; and

WHEREAS, the Washington State Department of Commerce (“WADOC”) published a Notice of Funding Availability on June 17, 2019 soliciting applications for capital funding through its Housing Trust Fund (“HTF”), including \$5,000,000 set aside to finance homeownership projects; and

WHEREAS, the expansion of Rainier View is an activity that is eligible for this homeownership funding; and

WHEREAS, in 2016, the Authority acquired certain real property known as Abbey Ridge Apartments located at 3035 S 204th Street, SeaTac, Washington, currently containing 146 units of low income housing, and the Authority has identified \$20 million in capital needs at Abbey Ridge; and

WHEREAS, the King County Housing, Homelessness and Community Development Division (“KCHHCDD”) published a Request for Proposals on July 20, 2019 soliciting applications for capital funding through its Housing Finance Program (“HFP”), including \$8,000,000 set aside to finance Transit Oriented-Development projects in South King County; and

WHEREAS, the acquisition and rehabilitation of Abbey Ridge is an activity that is eligible for this funding; and

WHEREAS, in 2019, the Authority acquired (i) certain real property known as Kirkland Heights Apartments located at 13310 NE 133rd St, Washington, currently containing 180 units of low income housing and (ii) certain real property known as Juanita View Apartments located at 11800 101st Place NE, Kirkland, currently containing 94 units of low-income housing; and

WHEREAS, A Regional Coalition for Housing (“ARCH”) opened a competitive application round on June 21, 2019 soliciting applications for \$6,000,000 in capital funding through its Eastside Housing Trust Fund (“EHTF”); and

WHEREAS, the acquisitions of Kirkland Heights and Juanita View are activities that are eligible for this funding;

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

Section 1: The Authority is authorized and directed to submit an application to WACOM for funds from the HTF for the expansion of Rainier View Mobile Home Park, and should this application be awarded funds, the Executive Director is authorized to execute any agreements necessary to secure such funds,

including but not limited to covenants, contracts, loan agreements, notes, deeds of trust, regulatory agreements and such other documents as may be deemed reasonable by the Executive Director.

Section 2. The Authority is authorized and directed to submit an application to KCHHCDD for funds from the HFP for the acquisition and rehabilitation of Abbey Ridge, and should this application be awarded funds, the Executive Director is authorized to execute any agreements necessary to secure such funds, including but not limited to covenants, contracts, loan agreements, notes, deeds of trust, regulatory agreements and such other documents as may be deemed reasonable by the Executive Director.

Section 3. The Authority is authorized and directed to submit an application to ARCH for funds from the EHTF for the acquisitions of Kirkland Heights and Juanita View, and should this application be awarded funds, the Executive Director is authorized to execute any agreements necessary to secure such funds, including but not limited to covenants, contracts, loan agreements, notes, deeds of trust, regulatory agreements and such other documents as may be deemed reasonable by the Executive Director.

Section 4. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.


**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 29TH DAY OF AUGUST,
2019.**

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

By:

Name:


Title:



SUSAN A. PALMER

Vice Chair

ATTEST:



DANIEL R. WATSON, Acting Secretary
Jill Stanton

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary and Deputy Executive Director of the Housing Authority of the County of King (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached copy of Resolution No. 5626 (the "Resolution") is a full, true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on August 29, 2019, and duly recorded in the minute books of the Authority;

2. That written notice specifying the time and place of the special meeting and noting the business to be transacted was given to all members of the Board of Commissioners by mail, fax, electronic mail or personal delivery at least 24 hours prior to the special meeting, a true and complete copy of which notice is attached hereto as Appendix I;

3. That the written notice described above was also posted on the Authority's website and prominently displayed at the main entrance of the Authority's administrative office at 600 Andover Park W., Tukwila, Washington 98188 and at the meeting site, if different, at least 24 hours prior to the special meeting;

4. That the written notice described above was given to each local radio or television station and to each newspaper of general circulation that has on file with the Authority a written request to be notified of special meetings and to any others to which such notices are customarily given by the Authority; and

5. That such meeting was duly convened and held in all respects in accordance with law; 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 29th day of August, 2019.

Jill Stanfon
Daniel R. Watson
DANIEL R. WATSON, Acting Secretary and Deputy Executive Director of the Authority

CERTIFICATE

APPENDIX I



SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

AGENDA

August 29, 2019

The special meeting of the Board of Commissioners to be held on Thursday, August 29, 2019 at 7:30am, in Conference Room 109 at KCHA's Administrative Office in Tukwila

Conference Room 109
600 Andover Park West
Seattle, WA 98103

I. Call to Order

II. Roll Call

III. Public Comment

IV. Re-Approval of Minutes

A. Board Meeting Minutes – June 10, 2019

V. Approval of Agenda

VI. Re-Approval of Consent Agenda

A. Voucher Certification Report for May 2019

B. Voucher Certification Report for June 2019

- C. **Resolution No. 5626** – A resolution of the Housing Authority authorizing the submission of funding applications to finance a portion of the expansion of Rainier View Mobile Home Park, the acquisition and rehabilitation of Abbey Ridge and the acquisitions of Kirkland Heights and Juanita View.

VII. Resolution for Discussion and Possible Action

- A. **Resolution No. 5627** - A resolution providing for the issuance of the Authority's Non-Revolving Line of Credit Revenue Note, 2019 (Emerson Apartments) in the principal amount of not to exceed \$66,000,000 to finance the acquisition of the Emerson Apartments in Kirkland, Washington, and determining related matters.
- B. **Resolution No. 5628** – A resolution providing for the issuance of the Authority's Note, 2019 (Highland Village Project), in a principal amount not to exceed \$2,500,000, the proceeds of which will be used to make a loan to Somerset Gardens Apartments LLLP to finance the construction and rehabilitation of Highland Village in Bellevue, Washington, and determining related matters.

VIII. Commissioner Comments

IX. Adjournment

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board Coordinator in writing at 600 Andover Park West, Seattle, WA 98188 or by calling 206-574-1206 prior to the meeting date.