

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5713

**A RESOLUTION AUTHORIZING ACQUISITION OF
VACANT PROPERTY AT 3RD AVENUE AND LAWSON STREET
IN BLACK DIAMOND**

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 the development of affordable housing opportunities; and

WHEREAS, access to work, services, school, shopping, cultural and other non-residential activities is a critical resource for low-income households; and

WHEREAS, King County Assessor’s Parcel No. 0844001365 (the “Property”) is vacant property comprising approximately 8,175 square feet located on the southwest corner of 3rd Avenue and Lawson Street in Black Diamond, Washington; and

WHEREAS, the Property is strategically located adjacent to Rainier View, a manufactured home development for 55+ residents which is owned by the Housing Authority; and

WHEREAS, the Housing Authority desires to expand the number of units at Rainier View to provide more affordable housing in Black Diamond, and such expansion can potentially be facilitated and/or accomplished if the Property and Rainer View are under common ownership; 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

WHEREAS, acquisition of the Property by the Housing Authority will serve the mission of the Housing Authority and the housing goals of the region by maximizing the development potential of Rainier View and ensuring the compatibility of commercial and/or non-residential property developed adjacent to Rainier View on the Property;

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

Section 1: The Interim Executive, Daniel R. Watson, 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 he deems it in the best interest of the Housing Authority to do so. The Interim Executive Director shall notify the Board of Commissioners in writing of the final determination he has made prior to final acquisition of the Property. If the Interim Executive Director makes a final determination to proceed, the Board of Commissioners hereby further authorizes the Interim Executive Director 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 One Hundred Twenty-Five Thousand Dollars (\$125,000), or such other amount as determined by the Interim Executive Director to be in the best interest of the Housing Authority so long as the price does not exceed 110% of the King County Assessor's most recent valuation of the Property or pursuant to an appraisal completed by a Washington State licensed MAI appraiser.

Section 2: The Board of Commissioners hereby authorizes the Interim Executive Director 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 3: The Board of Commissioners hereby authorizes the Interim Executive Director, Daniel R. Watson, and in his absence, Acting Deputy Executive Director Craig Violante, 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.

ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 18TH DAY OF JANUARY, 2022.

THE HOUSING AUTHORITY OF THE COUNTY OF KING



DOUGLAS J. BARNES, Chair
Board of Commissioners

Attest:



DANIEL R. WATSON
Interim Executive Director and Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director 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. 5713 (the "Resolution") is a 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 January 18, 2022 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 43.06.220, and the Proclamations of the Governor of the State of Washington, as extended by the leadership of the Washington State Senate and House of Representatives (a) the Meeting was not conducted in person, (b) one or more options were provided for the public to attend the Meeting remotely, including by telephone access, which mean(s) of access provided the ability for all persons attending the Meeting remotely to hear each other at the same time, and (c) adoption of the Resolution is necessary and routine action of the Board of Commissioners of the Authority;

3. The public was notified of access options for remote participation in the Meeting via the Authority's website and email to stakeholders; and

4. The 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 through telephonic and/or internet means of remote access, 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 18th day of January 2022.



Daniel R. Watson
Secretary-Treasurer and Interim Executive
Director of the Authority