

**HOUSING AUTHORITY OF THE COUNTY OF KING**

**RESOLUTION NO. 5584**

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF KING EVIDENCING THE INTENT OF THE HOUSING AUTHORITY TO OPERATE FRIENDLY VILLAGE MOBILE HOME PARK AS HOUSING FOR OCCUPANCY BY PERSONS AGE 55 OR OLDER**

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

**WHEREAS**, RCW 35.82.070(2) provides that a housing authority may “prepare, carry out, acquire, lease and operate housing projects. . .”; and,

**WHEREAS**, in November 2017, the Authority acquired Friendly Village Mobile Home Park, 18425 NE 95<sup>TH</sup> Street, Redmond, WA which is occupied entirely or primarily by senior residents; and,

**WHEREAS**, Title VIII of the Civil Rights Act of 1968, as amended (the “Fair Housing Act”) prohibits discrimination against persons because of race, color, religion, sex, national origin, handicap and family status in the provision of housing and housing-related services, with certain exemptions from the ban against discrimination based on familial status for housing that is intended and operated for occupancy by persons age 55 or older if the housing satisfies criteria under the Housing for Older Persons Act (“HOPA”); and,

**WHEREAS**, in order to claim exemption from the familial status provision of the Fair Housing Act for housing intended and operated for occupancy by persons 55 years of age or older, a housing program must meet the following requirements: (i) at least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or

older (24 CFR 100.305); (ii) the housing facility must publish and adhere to policies and procedures that demonstrate [such] intent (24 CFR 100.306); and (iii) the housing facility must comply with rules issued by the Secretary [of HUD] for verification of occupancy (24 CFR 100.307); and,

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

**Section 1: Intent to Operate Properties as Housing for Older Persons.** KCHA intends to continue operating Friendly Village Mobile Home Park for occupancy by persons 55 years of age or older, and otherwise in the fullest practical conformance with the provisions of the HOPA. In that regard, the Authority shall continue to:

i) maintain an up-to-date database containing the name, address and date of birth of all owners/occupants in the residential units, with the age of each owner/occupant to be verified by driver's license, passport, birth certificate, military record or other allowable document;

ii) conduct a biannual age verification of all owners/occupants based on information contained in the resident file and retain a written report accurately representing the number and percentage of owners/occupants conforming to the Authority's age restriction criteria;

iii) ensure that no less than 80 percent of the occupied residential units are occupied by one or more persons 55 years of age or older. KCHA's policy moving forward at Friendly Village is to reach and maintain 100% occupancy by persons aged 55 and older;

iv) publish and adhere to policies that demonstrate the Authority's intent to primarily provide housing for persons 55 years of age or older; and


v) ensure that these properties are represented, through signage and internal and external communications, as housing primarily for older persons.

**Section 2. Governmental Filings; Other Agreements.** The Executive Director is further authorized to execute, deliver and, if applicable, file (or cause to be executed, delivered and, if applicable, filed), on behalf of the Authority, any government forms, affidavits, certificates, letters, documents, agreements and instruments that he determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein,. He is further authorized to take such other actions as may be necessary or advisable to give effect to these resolutions.

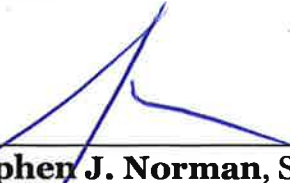
**Section 3. Effective Date.** This Resolution shall be in full force and effect from and after its adoption and approval.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC SPECIAL MEETING THIS 26<sup>th</sup> DAY OF FEBRUARY, 2018.**

**HOUSING AUTHORITY OF THE COUNTY OF KING**

By:   
**Douglas J. Barnes, Chair**

ATTEST:

  
**Stephen J. Norman, Secretary**