

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

**RESOLUTION NO. 5589**

**A RESOLUTION AUTHORIZING ACQUISITION OF  
HOUGHTON COURT 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 in areas with significantly appreciating housing costs; and

**WHEREAS**, RCW 35.82.070 and RCW 35.82.020(9) authorize the Housing Authority to provide decent, safe, and sanitary urban and rural... apartments ... for persons of low income; 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 operation; and

**WHEREAS**, the Houghton Court Apartments (the “Property”) is comprised of 15 apartments in two 2-story buildings located at 6705 and 6711 106<sup>th</sup> Avenue NE in Kirkland, Washington, in an area of King County where rents are increasingly unaffordable to low-income households; and

**WHEREAS**, on February 2, 2018, the City of Kirkland (“City”) passed Resolution R-5293 finding the Property to be surplus to the needs of the City and, with the purpose of reducing the lack of affordable housing near downtown Kirkland, authorized the sale of the Property to KCHA pursuant to RCW 35.83 which allows any state public body to “sell...any of its interest in any property...to a housing authority”; and

**WHEREAS**, the Housing Authority intends to convert the Property to public housing under the U.S. Housing Act of 1939 in order to preserve the affordability of these units for the long term; and

**WHEREAS**, the acquisition of the Property will serve the mission of the Housing Authority and the housing goals of the region by preserving the site as affordable housing through an approach that is considerably less expensive than constructing the same number of new housing units in the Kirkland area where the Property is located.

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

**Section 1:** Acquisition of the Property by the Housing Authority is necessary to preserve and provide low income housing in areas of rising rents and high housing market costs in particular.

**Section 2:** The Board of Commissioners hereby authorizes the Executive Director to acquire the Property from the City for a price anticipated to be

approximately Four Million Seven Hundred Twenty Eight Thousand Dollars (\$4,728,000) which represents the cost of the Property to the City.

**Section 3:** The Executive Director is hereby authorized to sign a Housing Cooperation Agreement that provides for the acquisition of the Property from the City pursuant to such terms and conditions as are customary in such transactions and as are deemed by the Executive Director to be in the best interests of the Housing Authority.

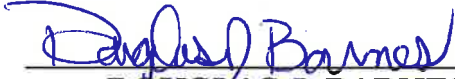
**Section 4:** The Executive Director is further hereby vested with the authority, and with discretion in the exercise of such authority, to take any and all actions necessary to consummate the acquisition of the Property.

**Section 5:** The Board of Commissioners hereby authorizes the Executive Director to execute any and all funding agreements, covenants, certifications or other documents in order to provide all or part of the interim and/or permanent financing of the Property.

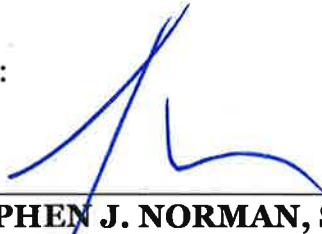
**Section 6:** The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, and in his absence, Deputy Executive Director Daniel R. Watson or Deputy Executive Director Constance C. Davis, to execute any and all contracts, agreements, certifications or other documents in connection with the acquisition of Property.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF KING THIS 19th DAY  
OF MARCH, 2018.**

**THE HOUSING AUTHORITY OF THE  
COUNTY OF KING, WASHINGTON**

  
\_\_\_\_\_  
**DOUGLAS J. BARNES, Chair**

Attest:

  
\_\_\_\_\_  
**STEPHEN J. NORMAN, Secretary**