

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5772

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AUTHORIZING DISPOSITION THROUGH MARKET RATE LAND SALE OF SIX SCATTERED SITE RESIDENTIAL LOTS ADJACENT TO GREENBRIDGE; AND DETERMINING RELATED MATTERS

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 (the “County”).

(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) “. . .sell, lease, exchange, transfer, assign, pledge, or dispose of any real or personal property or any interest therein”; (iii) “make and execute contracts and other instruments” (RCW 35.82.070(1)); and (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). 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 owns six scattered site vacant residential lots adjacent to Greenbridge on SW 102nd Street, 5th Avenue SW, and 8th Avenue SW, with the following parcel numbers: 0623049238, 0623049392, 7973201740, 7973201735, 7973201730, and 7973201715 (collectively, the “Property”).

(d) The Authority worked with King County to update the North Highline Area plan to increase zoning density for the area in which the Property is located.

(e) The Authority waited to dispose of the Property until the North Highline Area Plan that includes increases in density was complete.

(f) The Authority publicly advertised the sale of the Property and received purchase offer from Conner Homes of \$1,785,000, which was determined to be the fair market value of the Property as determined by a Washington State certified appraiser, and which offer otherwise satisfied requirements in the offering documents.

(g) The Authority entered into a purchase and sale agreement (the “Purchase and Sale Agreement”) with Conner Homes, providing for the sale of the Property to Conner Homes or its designated affiliate (the “Buyer”), and the Authority’s obligations under the Purchase and Sale Agreement are contingent upon approval by the Board.

(h) The consideration offered by the Buyer is not less than the fair market value of the Property, it is in the best interests of the Authority to accept Buyer’s offer to purchase the Property, and the Board wishes to ratify the negotiation, execution and delivery of the Purchase and Sale Agreement.

Section 2. The Authority’s President/Chief Executive Officer is hereby delegated the discretionary authority to convey the Property to the Buyer for a price of \$1,785,000, which may be subject to adjustment as set forth in this Section. The negotiation, execution, and delivery of the Purchase and Sale Agreement is hereby ratified and confirmed by the Board. The Board authorizes and directs the Authority’s President/Chief Executive Officer to cause the Authority to fulfill the Authority’s duties and obligations under this resolution and the Purchase and Sale Agreement. The Authority’s President/Chief Executive Officer, Executive Vice President of Administration/Chief Administrative Officer, Senior Vice President of Development and Asset Management, and each of them acting alone (collectively, the “Authorized Officers” and each, an “Authorized Officer”) are granted the discretionary authority to approve a reduction or offset in purchase price set forth above if such Authorized Officer determines such adjustment is necessary or appropriate, including, without limitation, in order to cause the Buyer to waive conditions to its obligations to purchase the Property. The Authorized Officers, and each of them acting alone, are granted the discretionary authority to negotiate, execute and deliver amendments and supplements to the Purchase and Sale Agreement, including without limitation, to reflect reductions in the purchase price. In connection with such conveyance, the Board hereby authorizes each Authorized Officer to take any and all actions necessary to dispose of the Property in accordance with this resolution.

Section 3. The Authorized Officers, and each of them acting alone, are authorized to negotiate, execute, and deliver all contracts, agreements, certifications or other instruments required by the Purchase and Sale Agreement or otherwise necessary and/or appropriate in connection with the Authority’s disposition of the Property pursuant to this resolution.

Section 4. The Authority is authorized to expend such funds as are necessary to pay for all costs relating to the actions authorized by this resolution. Each Authorized Officer is 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, of 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 5. Any action required or authorized by this resolution to be taken by the President/Chief Executive Officer may, in the absence of such person, be taken by the Executive Vice President of Administration/Chief Administrative Officer or Executive Vice President of Housing Operations/Chief Operations Officer of the Authority.

Section 6. 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 7. 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 8. 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 9. This resolution shall be in full force and effect from and after its adoption and approval.

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 22nd DAY OF JULY, 2024.

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

By: 
DOUGLAS J. BARNES, Chair
Board of Commissioners

ATTEST:


ROBIN WALLS
President/CEO 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 foregoing Resolution No. 5772 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a special meeting of the Authority held at the Authority's principal location on July 22, 2024 (the "Meeting"), and duly recorded in the minute books of the Authority;
2. That in accordance with RCW 42.30.080, the public was notified of the Meeting via the Authority's website and email to stakeholders;
3. That in accordance with RCW 42.30.030(2), in addition to allowing in-person attendance and participation, one or more options were provided for the public to attend and participate in the Meeting remotely through real-time telephonic, electronic, internet, or other readily available means of remote access that do not require an additional cost to access the Meeting; and
4. That 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, 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 22nd day of July, 2024.



Robin Walls
Secretary-Treasurer and President/Chief
Executive Officer of the Authority