

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AUTHORIZING THE CITY OF BELLEVUE TO ADMINISTER CERTAIN HOUSING PROJECT AGREEMENTS ON BEHALF OF THE CITY OF REDMOND, CONSISTENT WITH THE AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR A REGIONAL COALITION FOR HOUSING (ARCH)

WHEREAS, pursuant to an interlocal agreement executed under chapter 39.34 RCW, the City is a long standing member of A Regional Coalition of Housing (ARCH), a cooperative partnership of fifteen cities and towns in East King County, working together to promote affordable housing through shared goals, coordinated policies, and the strategic use of public funds in partnership with private-sector resources; and

WHEREAS, the City of Bellevue currently serves as the ARCH Administering Agency pursuant to a resolution of the ARCH Executive Board (No. 2010-01) and the Bellevue City Council (No. 8076); and

WHEREAS, Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement (hereinafter "ARCH Interlocal Agreement"), effective July 10, 2010, also permits the Executive Board to authorize the Administering Agency to administer ARCH housing project agreements entered into prior to the effective date of the ARCH Interlocal Agreement, upon terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements; and

WHEREAS, when the Administering Agency was appointed in 2010, ARCH did not formally authorize the Administering Agency to administer ARCH housing project agreements that predate the interlocal agreement; and

WHEREAS, this has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that predate July 10, 2010 and funded with HTF monies; and

WHEREAS, this fragmentation persists despite a common funding mechanism and the centralized role of ARCH Staff, which is responsible for day-to-day monitoring of the agreements, maintains ongoing relationships with owners and operators of the affordable housing project subject to the financing documents, and works in close partnership with the Administering Agency; and

WHEREAS, from time-to-time, ARCH-approved housing projects seek to refinance existing loans, secure additional funding for improvements, convey property to develop public amenities, or transfer ownership of the project, triggering the need for various amendments to the underlying financing documents; and

WHEREAS, and specific to the ARCH project financing documents that predate the ARCH Interlocal Agreement, this results in certain inefficiencies, delays, and increased burdens to ARCH Staff, which is required to develop multiple versions of the same/similar amending instruments, educate the several ARCH jurisdictions that contributed funding to a project regarding the need for the amending instrument, and coordinate all necessary approvals needed for the amending instruments - often under compressed timelines; and

WHEREAS, the ARCH Executive Board recently adopted Resolution 2025-01, authorizing the City of Bellevue, in its capacity as the ARCH Administering Agency, to administer the ARCH housing project finance documents executed by the individual ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement - provided the City of Bellevue and individual member jurisdictions consent to said administration; and

WHEREAS, the City of Bellevue must adopt a resolution consenting to the administration of ARCH housing project agreements executed by the individual ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement - provided the individual ARCH members deliver a resolution to ARCH and the City of Bellevue, consenting to said administration; and

WHEREAS, the City Council finds a more streamlined administration of ARCH project financing documents would be in the

best interest of City, ARCH, and the affordable housing projects it supports.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. In accordance with Section 12(f)(v) of the ARCH Amended and Restated Interlocal, the City of Redmond consents to the City of Bellevue serving as the Administering Agency for the housing project financing documents identified in Exhibit A, attached hereto and incorporated by reference, which were funded through the ARCH Housing Trust Fund and executed by the City prior to the effective date of the ARCH Interlocal Agreement.

Section 2. This consent shall be effective upon adoption of this Resolution, and the Clerk is directed to provide a copy of the same to ARCH and the City of Bellevue.

Section 3. This consent shall remain in effect unless and until the ARCH Executive Board rescinds Resolution No. 2025-01, or after the City of Bellevue or the City of Redmond provides 180 days written notice of its intent to withdraw consent to the administration, whichever is sooner. In the event of any rescission or withdrawal, the ARCH Executive Board, the City of Bellevue, and the City of Redmond shall take all steps reasonably practicable to ensure a smooth transition of responsibilities from the Administering Agency to any successor agency, if any.

Section 4. Upon delivery of all consents to the administration described in Sections 1 and 2 above, the City of Bellevue, in its capacity as the ARCH Administering Agency, and/or ARCH Staff shall notify all owners/operators of the affordable housing projects subject to financing documents identified in Exhibit A, of the resulting change in administration.

Section 5. The City of Bellevue, in its capacity as the Administering Agency, shall administer the housing project documents identified in Exhibit A in accordance with their terms and conditions and consistent with the Administering Agency's responsibilities under the ARCH Interlocal Agreement. This authority includes, but is not limited to, negotiating and executing any amendments, consents, assignments, subordination agreements, partial releases of security instruments and other documents requested in connection with a refinancing, restructuring or modification of the financing for a housing project.

Section 6. This consent does not delegate any other legislative or administrative powers retained by the City of Redmond under the ARCH Interlocal Agreement, including, but not limited to, approval of any increased funding awards; nor does this consent delegate any legislative or administrative powers that are the sole province of the City, including, but not limited to, negotiating and conveying any interests in real property (e.g.

easements) or any agreements negotiated, funded, and monitored without the aid of ARCH.

Section 7. In executing any amendment or necessary document related to the housing project agreement identified in Exhibit A, the City of Bellevue shall specify that it is acting as the Administering Agency on behalf of the City of Redmond pursuant to the ARCH Amended Interlocal Agreement.

Section 8. The City of Bellevue, in its capacity as the Administering Agency, and/or ARCH Staff shall provide all reasonable information that may be requested by the City in relation to the administration of the agreements identified in Exhibit A.

Passed by the City Council this _____ day of _____, 2025 and signed in authentication of its passage this _____ day of _____, 2025.

APPROVED:

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.:

YES:

NO:

Exhibit A

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

JD E#	Project	Locati on	Owner	1st	2nd	3rd
				Awa rd YR	Award YR	Award YR
51 0	Parkway	Redmon d	King County Housing Authority	199 3		
51 3	Stillwater	Redmon d	Sound Behavioral Health	199 3		
51 4	Overlake Townhomes	Bellev ue	Habitat for Humanity	199 3		
51 7	Dixie Price	Redmon d	Hopelink	199 4		
51 9	Highland Gardens	Sammam ish	Imagine Housing	199 5		
52 3	Newport Hill	Bellev ue	Young Women's Christian Association	199 6		
52 5	Avondale Park	Redmon d	Hopelink	199 6		
52 6	Hopelink Place	Bellev ue	Hopelink	199 6		
52 7	Avon Villa Mobile Home Park	Redmon d	Manufactured Housing Community Preservationists	199 7		
52 8	Patterson Park	Redmon d	Habitat for Humanity	199 7		
52 9	Kirkland Plaza	Kirkla nd	Imagine Housing	199 7		
53 1	Terrace Hills	Redmon d	Imagine Housing	199 7		
53 4	Ellsworth House	Mercer Island	Imagine Housing	199 9		
53 7	Greenbrier Senior	Woodin ville	Downtown Action to Save Housing	199 9		
53 8	Coal Creek Terrace	Newcas tle	Habitat for Humanity	200 0		
53 9	Greenbrier Family	Woodin ville	Downtown Action to Save Housing	200 0		
54 1	Village at Overlake Station	Redmon d	King County Housing Authority	200 0		

54 3	Rose Crest	Issaquah	Imagine Housing	200 1		
54 5	Avondale Park Transitional	Redmond	Hopelink	200 2		
54 8	Plum Court	Kirkland	Downtown Action to Save Housing	200 2		
54 9	Chalet	Bellevue	Imagine Housing	200 3		
55 1	CHI Adult Family Home 4	Redmond	Community Homes Inc	200 3		
55 2	House Key Plus ARCH I	Scattered Site	Various	200 3	2006	2009
55 3	Summerwood	Redmond	Downtown Action to Save Housing	200 4		
55 4	Kensington Square	Bellevue	Hopelink	200 4		
55 5	Mine Hill	Issaquah	Imagine Housing	200 5		
55 6	Copper Lantern	Kenmore	Low Income Housing Institute	200 5		
55 7	CHI Adult Family Home 6 Redmond	Redmond	Community Homes Inc	200 6		
56 0	Johnson Hill	Issaquah	Imagine Housing	200 6		
56 1	New Ground Kirkland	Kirkland	Friends of Youth	200 7		
56 3	Andrew's Glen	Bellevue	Imagine Housing	200 8		
56 5	Family Village Issaquah II	Issaquah	Young Women's Christian Association	200 9		
56 6	Francis Village	Kirkland	Imagine Housing	200 9		
56 7	FFC Community Housing V	Kirkland	Foundation for the Challenged	200 9		