

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.

JDE#	Project	Location	Owner	1st Award YR	2nd Award YR	3rd Award YR
510	Parkway	Redmond	King County Housing Authority	1993		
513	Stillwater	Redmond	Sound Behavioral Health	1993		
514	Overlake Townhomes	Bellevue	Habitat for Humanity	1993		
517	Dixie Price	Redmond	Hopelink	1994		
519	Highland Gardens	Sammamish	Imagine Housing	1995		
523	Newport Hill	Bellevue	Young Women's Christian Association	1996		
525	Avondale Park	Redmond	Hopelink	1996		
526	Hopelink Place	Bellevue	Hopelink	1996		
527	Avon Villa Mobile Home Park	Redmond	Manufactured Housing Community Preservationists	1997		
528	Patterson Park	Redmond	Habitat for Humanity	1997		
529	Kirkland Plaza	Kirkland	Imagine Housing	1997		
531	Terrace Hills	Redmond	Imagine Housing	1997		
534	Ellsworth House	Mercer Island	Imagine Housing	1999		
537	Greenbrier Senior	Woodinville	Downtown Action to Save Housing	1999		
538	Coal Creek Terrace	Newcastle	Habitat for Humanity	2000		
539	Greenbrier Family	Woodinville	Downtown Action to Save Housing	2000		
541	Village at Overlake Station	Redmond	King County Housing Authority	2000		

543	Rose Crest	Issaquah	Imagine Housing	2001		
545	Avondale Park Transitional	Redmond	Hopelink	2002		
548	Plum Court	Kirkland	Downtown Action to Save Housing	2002		
549	Chalet	Bellevue	Imagine Housing	2003		
551	CHI Adult Family Home 4	Redmond	Community Homes Inc	2003		
552	House Key Plus ARCH I	Scattered Site	Various	2003	2006	2009
553	Summerwood	Redmond	Downtown Action to Save Housing	2004		
554	Kensington Square	Bellevue	Hopelink	2004		
555	Mine Hill	Issaquah	Imagine Housing	2005		
556	Copper Lantern	Kenmore	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Redmond	Community Homes Inc	2006		
560	Johnson Hill	Issaquah	Imagine Housing	2006		
561	New Ground Kirkland	Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Bellevue	Imagine Housing	2008		
565	Family Village Issaquah II	Issaquah	Young Women's Christian Association	2009		
566	Francis Village	Kirkland	Imagine Housing	2009		
567	FFC Community Housing V	Kirkland	Foundation for the Challenged	2009		