

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 8234

A RESOLUTION authorizing the execution of all documents necessary to enter into agreements for the funding of affordable housing projects, as recommended by the ARCH Executive Board with certain modified conditions; and authorizing modification of existing agreements for the DASH Evergreen Court apartments.

WHEREAS, A Regional Coalition for Housing (ARCH) was created by interlocal agreement to help coordinate the efforts of Eastside cities to provide affordable housing; and

WHEREAS, the ARCH Executive Board has recommended that the City of Bellevue participate in the funding of certain affordable housing projects and programs hereinafter described; and

WHEREAS, the ARCH Executive Board has developed a number of recommended conditions to ensure that the City's affordable housing funds are used for their intended purpose and that projects maintain their affordability over time; and

WHEREAS, the City Council has determined that certain modifications to the Executive Board's recommended conditions are appropriate for the proposed financial restructuring and rehabilitation of the DASH Evergreen Court Apartment project; and

WHEREAS, the City Council desires to use \$938,547 from City Funds as designated below to finance the projects recommended by the ARCH Executive Board. and

WHEREAS, modifications to the existing agreements related to previous funding for the DASH Evergreen Court Apartment project may be necessary for consistency with the proposed financial restructuring; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or his designee is authorized to execute all documents and take all necessary actions to enter into Agreements on behalf of the City to fund the DASH Evergreen Court Apartments, in an amount not to exceed \$938,547.

Section 2. The Agreements entered into pursuant to Section 1 of this resolution shall be funded from the City's Housing Fund and the City's Operating Grants and Donations Fund (CDBG) in an amount not to exceed that set forth in Section 1. Such Agreements shall include terms and conditions to ensure that the

City's funds are used for their intended purpose and that the project maintains its affordability over time. In determining what conditions should be included in the Agreements, the City Manager or his designee shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum of March 4, 2011, a copy of which has been given Clerk's Receiving No. 47666, with the following amended conditions:

11. Agency shall prepare and carry out a request for proposals for the purpose of finding a new property/operations management firm(s) to provide on-site and off-site management, and resident services. Prior to issuing the request for proposal, the Agency shall engage a qualified property/operations management entity experienced in the successful management of assisted living facilities to assess management of the property and resident services, and consult in the preparation of the request for proposals. This shall include preparing a detailed assessment of the annual ongoing operating budget including analysis of projected revenue for each type of housing, housing operation costs, services provided and costs for services, and inflation assumptions for each. The property management assessment should also explore options for long term ownership structures of the property. City or ARCH staff shall have right to approve the entity selected. Prior to final selection of a new management team and release of funds, the consultant and DASH shall provide an update on the management plan, operating budget and proposed property manager to City and ARCH Staff, the ARCH Citizen Advisory board, and the Bellevue City Council for their review and approval.

12. Agency shall demonstrate having policies and procedures to assess and act on site management performance for this and other properties on a minimally quarterly basis. Policies shall account for factors such as controls on costs, vacancies, maintenance and repairs of building systems and unit marketing/leasing. As part of the annual monitoring report, Agency shall report on Agency's financial and operational status and progress on agency capacity and portfolio asset management. The ongoing management procedures will include completing a property inspection report of Evergreen Court a minimum of every three years, which report will be submitted with the annual monitoring report referred to in Condition 17.

13. The Agency shall provide revised development and operating budgets based upon actual funding commitments and consistent with Condition 11, which must be approved by city staff. If the Agency is unable to adhere to the budgets, city staff must be immediately notified and (a) new budget(s) shall be submitted by the Agency for the City's approval. The City shall not unreasonably withhold its approval to (a) revised budget(s), so long as such new budget(s) does not materially adversely change the Project. This shall be a continuing obligation of the

Agency. Failure to adhere to the budgets, either original or as amended may result in withdrawal of the City's commitment of funds.

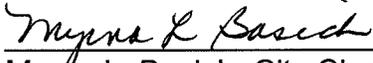
Section 3. The City Manager or his designee is authorized to execute any amendments or modifications to existing agreements for the DASH Evergreen Court apartments to ensure that such existing agreements are consistent with the new funding and associated conditions authorized in Sections 1 and 2 above.

Passed by the City Council this 16 day of May, 2011,
and signed in authentication of its passage this 16 day of May,
2011.

(SEAL)


Don Davidson, DDS
Mayor

Attest:



Myrna L. Basich, City Clerk