

CITY COUNCIL AGENDA TOPIC

Resolution authorizing an additional \$1,432,000 of City funds for the Larus Senior Housing Project; approving revised terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH) and as memorialized in the 2024 ARCH Housing Trust Fund Recommendations memorandum; and authorizing the City Manager, or her designee, to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

Thara Johnson, Planning Director, 452-4087
Community Development

Lindsay Masters, Executive Director, 861-3677
Patrick Tippy, Planning Manager, 305-5364
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY**ACTION**

As directed by Council on January 28, 2025, this Resolution authorizes (1) additional funding in the amount of \$1,432,000 for the Larus Senior Housing Project (Kenmore), increasing the City's total contribution for the project to not exceed \$1,518,200; (2) certain revised terms and conditions for the project; and (3) the City Manager to enter into an agreement and any documents necessary for the project, all as recommended by the ARCH Executive Board

RECOMMENDATION

Move to adopt Resolution 10478

BACKGROUND/ANALYSIS

At its January 28th Study Session, Council reviewed the proposed funding for the recommended projects and directed these items return for Council action. This background information was previously provided to Council at the January 28 Study Session.

Larus Senior Apartments is a transit-oriented senior housing development to be developed by TWG Housing in partnership with Imagine Housing. The development team elected to proceed with the same model for Larus as their previous partnership, Ardea at Totem Lake, by serving seniors with Imagine Housing to be the non-profit development partner and service provider. ARCH awarded funding to the Ardea project in 2022, and the developer successfully assembled its financing and began construction in 2023.

The project will consist of 175 units of affordable housing with a mix of studios and one-bedroom units with affordability levels at 40 percent of the Area Median Income (AMI), 50 percent AMI, and 60 percent AMI. Located within a quarter mile from the Kenmore Park and Ride and future Sound Transit Bus Rapid Transit station, the project will aim to take advantage of future transportation options for its residents. In addition to its close proximity to the Kenmore transit hub, Larus Senior Apartments benefits from local groceries, shopping, and services within a quarter mile walking distance. ARCH

made a partial award of \$250,000 to this project last year, due to limited funding availability. Of this prior award, Bellevue's previous contribution amounted to \$86,200.

POLICY & FISCAL IMPACTS

Policy Impact

ARCH Trust Fund allocations further the work in Bellevue to implement the 2017 Affordable Housing Strategy. It recognizes the urgent need in the City to increase investments in the production and preservation of affordable housing.

Fiscal Impact

The ARCH Housing Trust Fund was established in 2010 for the purpose of administering the contributions of parties to the ARCH Interlocal Agreement to provide affordable housing in East King County. The ARCH Executive Board is requesting an additional \$1,432,000 of Bellevue funding to the Larus Senior Housing project, increasing the City's total contribution to \$1,518,200. The City has available housing funds to satisfy this request.

OPTIONS

1. Adopt the Resolution authorizing an additional \$1,432,000 of City funds for the Larus Senior Housing Project; approving revised terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH) and as memorialized in the 2024 ARCH Housing Trust Fund Recommendations memorandum; and authorizing the City Manager, or her designee, to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. ARCH Executive Board 2024 Housing Trust Fund Recommendations, dated December 26, 2024
Proposed Resolution No. 10478

AVAILABLE IN COUNCIL LIBRARY

N/A