

RESOLUTION R-5625

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELATED TO THE KIRKLAND NONPROFIT HOUSING AND SERVICE PROVIDER ATTAIN HOUSING AND A \$168,000 SECURED GRANT FROM KIRKLAND TO ATTAIN HOUSING TO ENABLE ATTAIN HOUSING TO PRESERVE EXISTING ASSETS AS AFFORDABLE HOUSING AND AVOID DISPLACING CURRENT RESIDENTS.

1 WHEREAS, Attain Housing is a Kirkland nonprofit housing and
2 service provider with owned and leased properties in Kirkland and
3 Bellevue; and
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5 WHEREAS, Attain Housing has provided affordable transitional
6 housing and services to individuals and families since 1989 and
7 currently has a total of 37 affordable housing units, consisting of 32 units
8 in six buildings owned and operated by Attain Housing and 5 units in
9 two buildings leased and operated by Attain Housing, 29 of which units
10 are located in Kirkland; and
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12 WHEREAS, many of the Attain Housing affordable housing units
13 are protected as such through recorded covenants, but three of the
14 owned properties with 10 affordable housing units and two of the leased
15 properties with 5 affordable housing units are not protected as such by
16 recorded covenant; and
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18 WHEREAS, Attain Housing has experienced financial difficulties
19 due to ongoing operational deficits that may require Attain Housing to
20 sell one or more of its housing assets including affordable housing units
21 not currently protected by recorded covenants, thereby potentially
22 leading to a long-term loss of affordable housing stock; and
23

24 WHEREAS, Attain Housing is in the process of facilitating the
25 transition of the ownership of its housing assets in partnership with other
26 nonprofit affordable housing organizations; and
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28 WHEREAS, A Regional Coalition for Housing ("ARCH") has
29 recommended, by letter dated March 11, 2024, that the City of Kirkland
30 ("City") provide Attain Housing with a \$168,000 secured grant to help
31 make it possible for Attain Housing to complete such partnership
32 transition without the need to sell any of its housing assets, including
33 affordable housing units, thereby maintaining safe and supportive
34 affordable housing for existing residents while also helping maximize the
35 long-term preservation of Attain Housing's affordable housing units; and
36

37 WHEREAS, the City Council now wishes to provide Attain
38 Housing with the \$168,000 secured grant recommended by ARCH,
39 through approval of a fiscal note authorizing the use of interest earnings
40 above budget projections, in support of such partnership transition over
41 the next six months, provided that Attain Housing (1) ensures that all 32

42 current affordable housing units in the buildings it owns are retained
43 through such transition and thereafter by recorded covenant, and (2) no
44 current residents in Attain Housing owned or leased buildings are
45 displaced during such transition absent permanent alternative housing,
46 and subject to such other terms and conditions as are set forth below.
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48 NOW, THEREFORE, be it resolved by the City Council of the
49 City of Kirkland as follows:
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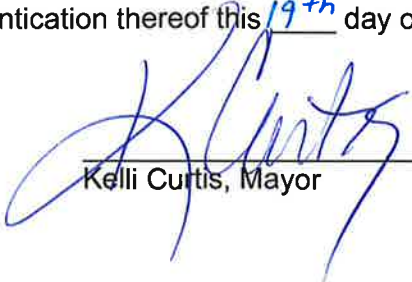
51 Section 1. The City Council hereby approves the City staff
52 recommended fiscal note in the amount of \$168,000, using interest
53 earnings above budget projections, in support of a \$168,000 secured
54 grant to Attain Housing in accordance with the terms and conditions of
55 this resolution.
56

57 Section 2. The City Manager is authorized and directed to
58 prepare and execute a \$168,000 secured grant to Attain Housing, and
59 its successor as applicable, to help Attain Housing preserve its existing
60 affordable housing units, including 29 such units in Kirkland, throughout
61 Attain Housing's estimated six-month asset ownership transition
62 process to other nonprofit affordable housing organizations, provided
63 that Attain Housing ensures that all 32 of its current affordable housing
64 units in buildings owned by Attain Housing are retained through such
65 transition and thereafter by covenant and that no current Attain Housing
66 affordable housing residents are displaced during such transition absent
67 permanent alternative housing.
68

69 Section 3. Provided the terms and conditions of Section 2 have
70 been met, Attain Housing or its successor will not be required to repay
71 the \$168,000 grant. The terms and conditions of such grant will be
72 considered met when the ownership transition to other nonprofit
73 affordable housing providers is complete as provided for in the March
74 11, 2004 letter from ARCH to the City, including ongoing funding
75 satisfactory to the City of Kirkland secured; a management plan and
76 updated budget reviewed and approved by the City; and, at a minimum,
77 all 32 of the existing affordable housing units in buildings owned by
78 Attain Housing are protected by recorded covenant. However, if Attain
79 Housing or its successor fails to meet the terms and conditions of
80 Section 2, Attain Housing or its successor must repay the \$168,000
81 grant to the City, and such obligation shall be secured by deeds of trust
82 or other instruments acceptable to the City with respect to the sale or
83 other disposition by Attain Housing or its successor of any one or more
84 of its owned properties to the extent necessary to repay such grant.
85

86 Passed by majority vote of the Kirkland City Council in open
87 meeting this 19th day of March, 2024.
88

89 Signed in authentication thereof this 19th day of March, 2024.



Kelli Curtis, Mayor

Attest:



Kathi Anderson, City Clerk