

PREPARED BY:
A Regional Coalition for Housing



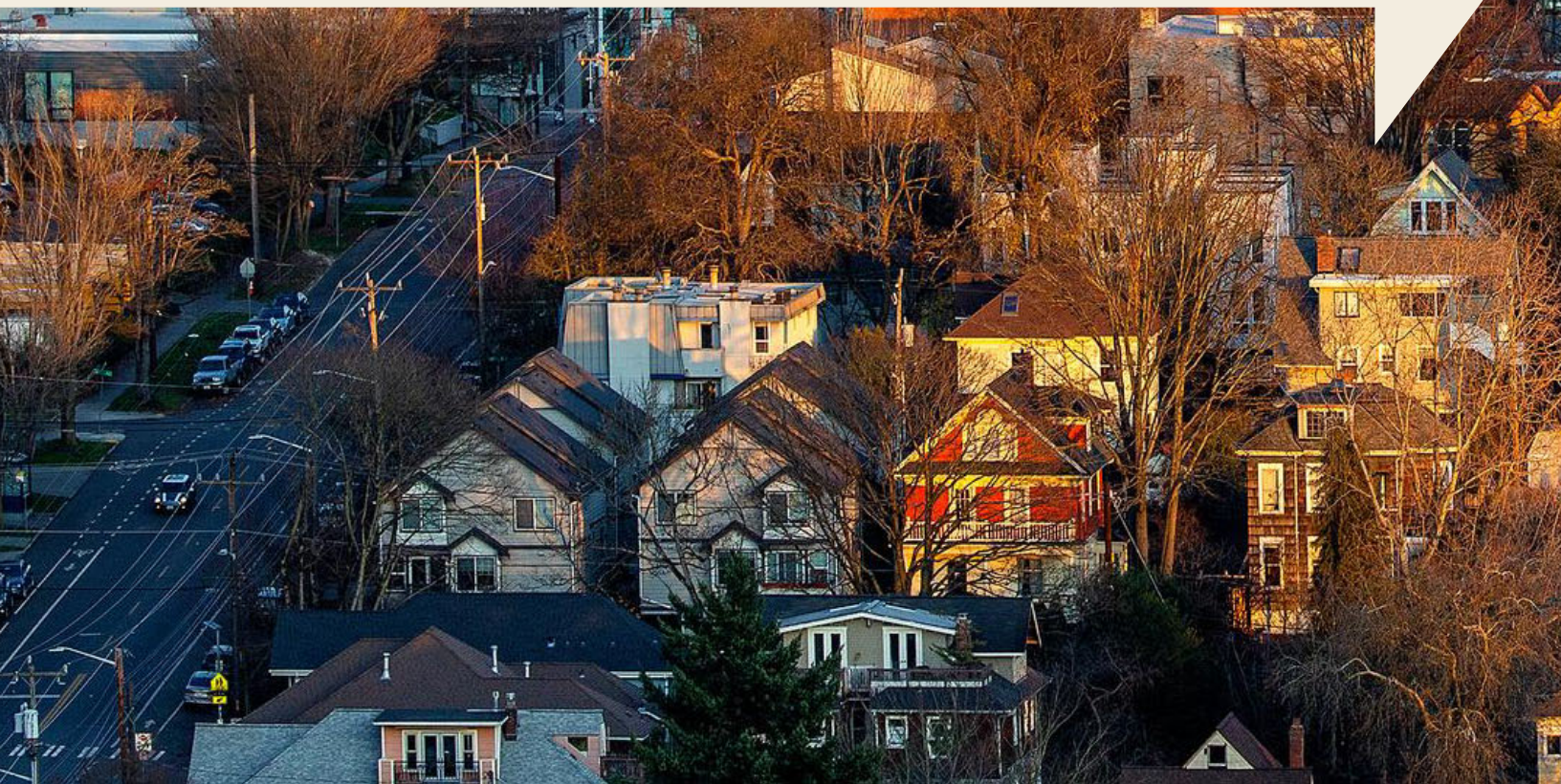
First Quarter Report

2023



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I. Affordable Housing Investment

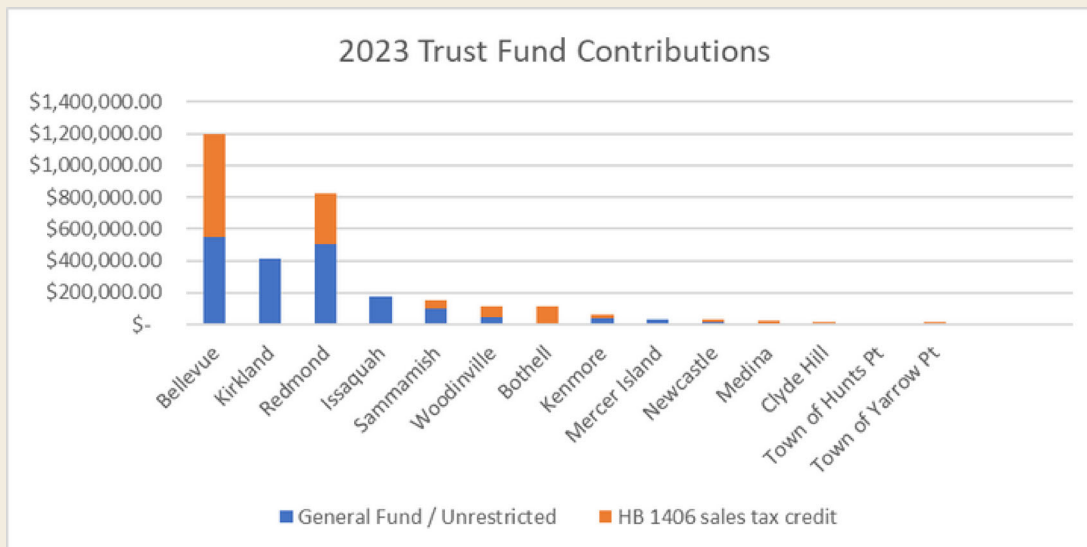
ARCH Housing Trust Fund

The Housing Trust Fund invests local funding from ARCH member cities in the creation and preservation of affordable homes for low and moderate income individuals and families in East King County.

Quarterly Activities:

- Council approvals for \$7.6 million in funding recommendations for seven projects proposing 819 affordable units from the 2022 funding round.
- Confirmation of \$3.2 million in member contributions to the ARCH Trust Fund (see Fig. 1).

Figure 1.1 Estimated Annual Member Contributions to the ARCH Trust Fund



Bellevue Housing Stability Program

The Housing Stability Program provides capital to targeted housing projects that serve Bellevue's most vulnerable residents, and funding for services that are critical for stable living.

Quarterly Activities:

- Finalized \$6.8 million in funding recommendations through a cross-departmental team for three projects from the 2022 RFP process:
 - \$6 million in capital funds for 40 units at the Spring District 120th Station TOD
 - \$208,976 in OMS funding for 25 units at Hope Starts Here
 - \$606,036 in OMS funding for 92 units at Plymouth Crossing

Project Activity

Figure 1.2 Status of Awarded Projects in Development

Project	City	Total Units	Status
Eastgate Shelter (CFH)	Bellevue	100	Under Construction
Plymouth Crossing	Bellevue	98	Under Construction
Samma Senior (Imagine)	Bothell	54	Under Construction
Together Center Redevelopment	Redmond	280	Under Construction
Hope Starts Here (LifeWire)	Bellevue	25	Under Construction
New Ground Kirkland (FOY)	Kirkland	8 units/14 rooms	Permitting
Horizon at Totem Lake	Kirkland	299	Permitting
Trailhead TOD (KCHA)	Issaquah	155	Site control complete
LEO at Trailhead	Issaquah	5	Funding applications
Ardea (TWG/Imagine)	Kirkland	170	Council approvals
Bellevue Homes (Habitat)	Bellevue	25	Council approvals
Kenmore Supportive Housing (Plymouth)	Kenmore	100	Council approvals
Kirkland Heights (KCHA)	Kirkland	276	Council approvals
Scattered Homes (Inclusion Homes / Alpha)	Scattered	26	Council approvals
Spring District TOD (BRIDGE)	Bellevue	235	Council approvals
Totem Six-Plex (Attain)	Kirkland	6	Council approvals
		1,859	

Special Project: Overlake Station TOD

- 2.4 acre Sound Transit Property adjacent to future Overlake Light Rail Station
- **Winning RFP Team:** Bellwether Housing in partnership with VIA Architects, Hopelink
- **Unit Mix:** 333 affordable units (30-80% AMI), including 10 IDD units



II. Housing Policy and Planning

ARCH assists members with a range of local planning efforts, including comprehensive planning, housing strategy and action plans, incentive program design, code amendments and other support.

Figure 2 ARCH Member Ongoing Housing Policy and Planning Activities

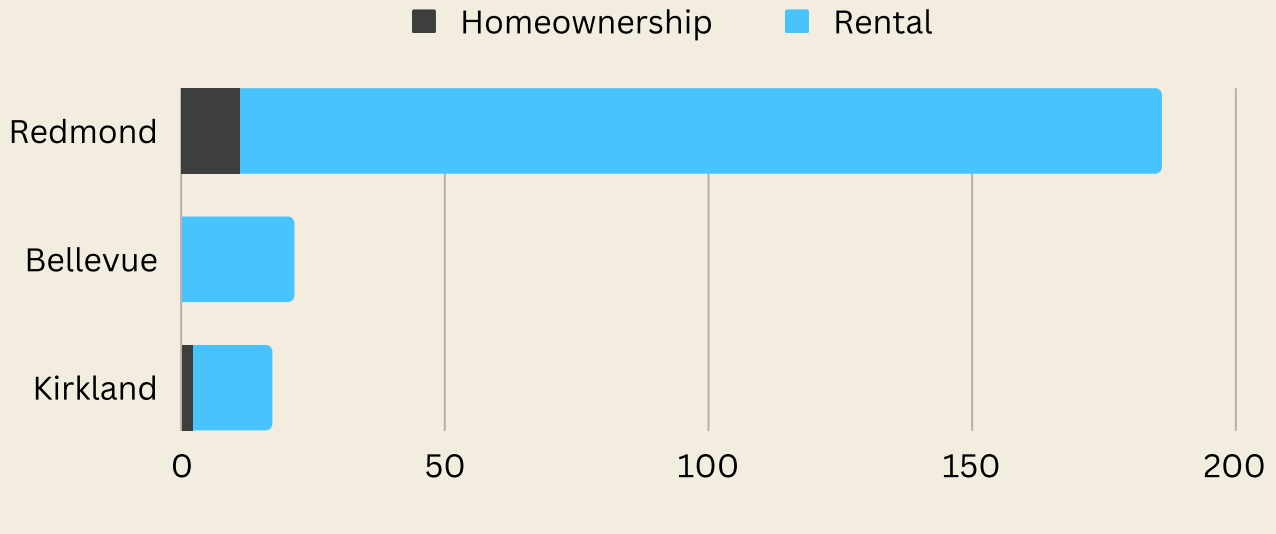
City	Project	Status
ARCH-wide	Rent Policy Development	Community outreach initiated
ARCH-wide	Eastside Homelessness Coordination with KCRHA	Ongoing consultant contract
Multi-city	Middle Housing CBO Outreach	RFP for CBO partners
Bellevue	C1 Strategy: Increasing Affordable Housing Capacity on Faith-Owned Properties LUCA	Planning Commission
Bellevue	Downtown IOC: increase residential FAR	City Council Review
Bellevue	Micro-Apartments LUCA	PC Public Hearing
Bothell	Middle Housing code amendments	Planning Commission
Kenmore	Holt Property planning	Staff analysis
Kirkland	85th Street Station Area Planning / inclusionary requirements	PC Study Session
Kirkland	Houghton Village Shopping Center future redevelopment	Community outreach initiated
Issaquah	Housing Action Plan Implementation Grant	Planning Commission
Redmond	Aff. Housing Parking Code Amendments	Planning Commission
Redmond	Overlake Urban Center Regulations	Staff/consultant analysis
Redmond	Housing Action Plan Implementation Grant	Staff/consultant analysis
Sammamish	Housing Action Plan Implementation Grant	Planning Commission

III. Housing Program Implementation

Housing Incentive & Inclusionary Programs

ARCH administers land use incentive and inclusionary housing programs, Multifamily Tax Exemption programs, and other development agreements for nine ARCH members. Affordable homes become part of the ARCH Rental and Homeownership Programs.

Figure 3.1 Units obligated under recorded Agreements (Q2 2022 through Q1 2023)



Project Openings



Bloom| Kirkland Rose Hill Rental

- Merit Homes
- 14 affordable, 121 market rate apartments
- Permanent affordability at 50% AMI
- 8-year MFTE

Westridge | Issaquah Highlands Homeownership

- Toll Brothers - Development Agreement
- 48 affordable homes (10 townhomes and 38 flats)
- 102 market rate homes
- 50-year affordability from 60-120% AMI
- 1 home closed in Q1; 46 sold in 2022; 1 remaining



III. Housing Program Implementation

ARCH Rental Program

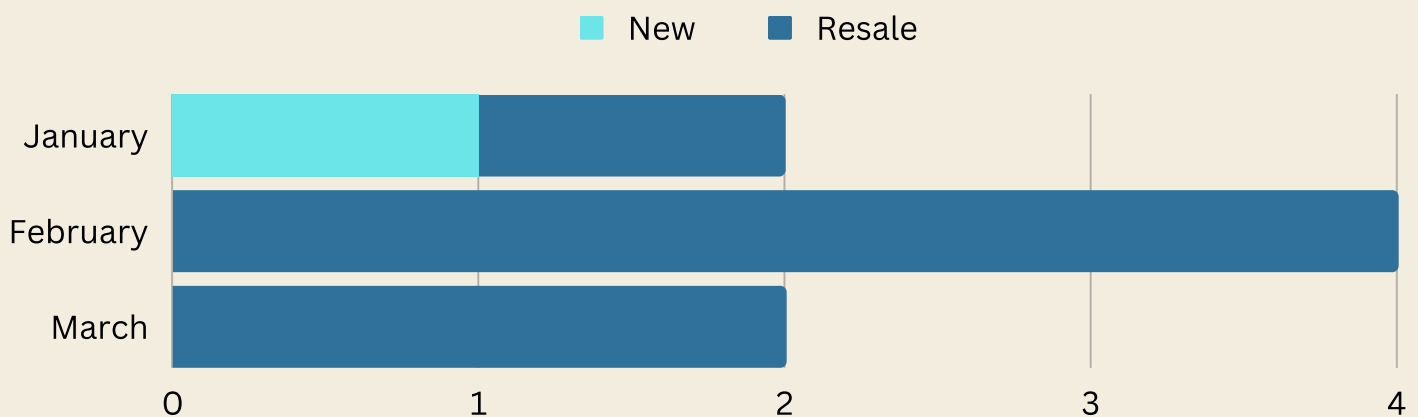
The ARCH Rental Program provides affordable rent-restricted housing for low and moderate-income households in mixed income developments throughout East King County.

New Properties <ul style="list-style-type: none">Bloom (Kirkland): MFTE rental property with 14 units at 50% AMI. Tenants began moving-in February.	Training <ul style="list-style-type: none">Two training sessions for 2022 Annual Compliance Report proceduresOngoing ARCH Rental Program Policies and Procedures training, Monthly Q & A
Compliance Monitoring <ul style="list-style-type: none">Distributed updated Annual Compliance Report for 2022 reportingReviewed Bloom's 90-Day Compliance Report	Renter Resources <ul style="list-style-type: none">Updated the Renter Resources webpage to show current rental assistance resources available in East King County.Apartment List updates

ARCH Homeownership Program

The ARCH Homeownership Program provides access to affordable homeownership in East King County for households with limited incomes and first-time homebuyers.

Figure 3.2 ARCH Homeownership Program Monthly Transactions



IV. Education and Outreach

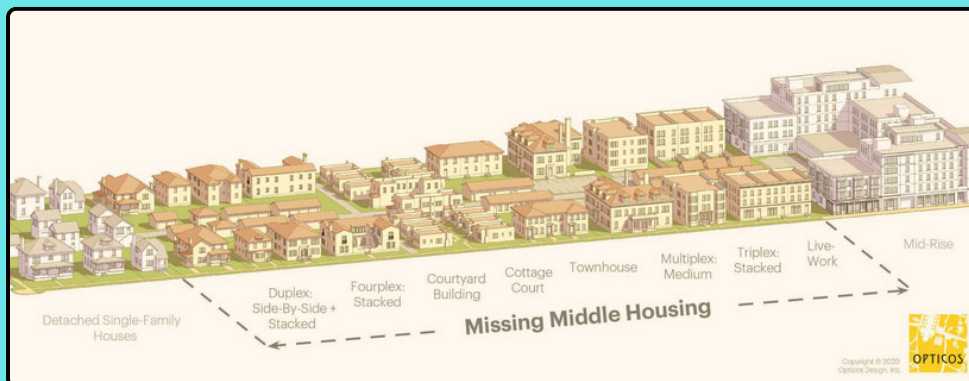
ARCH maintains information on affordable housing options in East King County; advertises new opportunities through the ARCH Mailing List and website; and provides support to community members in-person, through email and phone.

Figure 4 Households Seeking Housing on the ARCH Mailing List

	Q1	Q2	Q3	Q4	YTD
New applications for ARCH mailing list	742				742
Ownership Interest	504				504
Rental Interest	510				510
Total Number of Households seeking affordable housing in EKC	7,112				7,112

Middle Housing Outreach Project

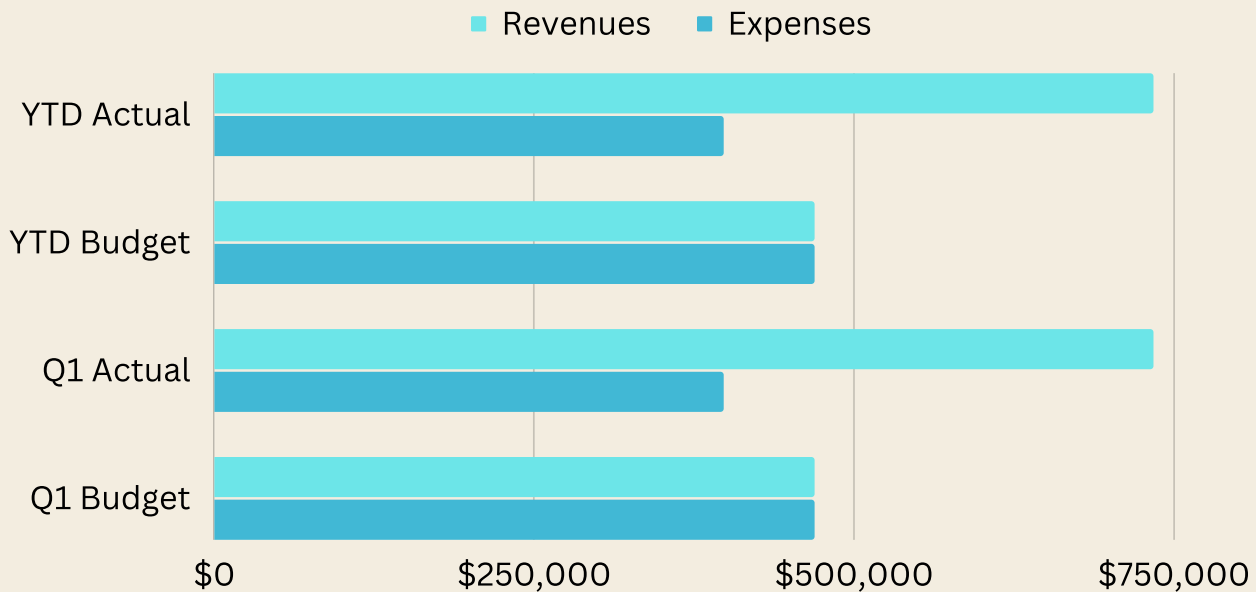
- Early outreach to identify community-based organizations for a middle housing outreach and engagement project with the cities of Bellevue, Bothell, Issaquah, Kenmore, Newcastle, and Redmond
- Issued RFP for \$100,000; selected Eastside for All to lead the project



V. ARCH Operations

ARCH Operating Fund. ARCH began the first quarter with a cash balance of \$917,294 and finished the quarter with a balance of \$1,252,941. In Q1, some members pre-paid dues for Q1-Q4.

Figure 5. Summary of Quarterly and YTD Revenues and Expenses





Thank you

to all member jurisdictions and their dedicated staff.


ARCH's mission is to preserve and increase the supply of housing for low and moderate income households in East King County by:

- Coordinating public resources and attracting greater private investment into affordable housing;
- Sharing technical resources and staff between jurisdictions to promote sound housing policy;
- Providing efficient shared administration of housing programs; and
- Directly engaging the community with information and expertise

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