

PREPARED BY:  
A Regional Coalition for Housing



# Second Quarter Report

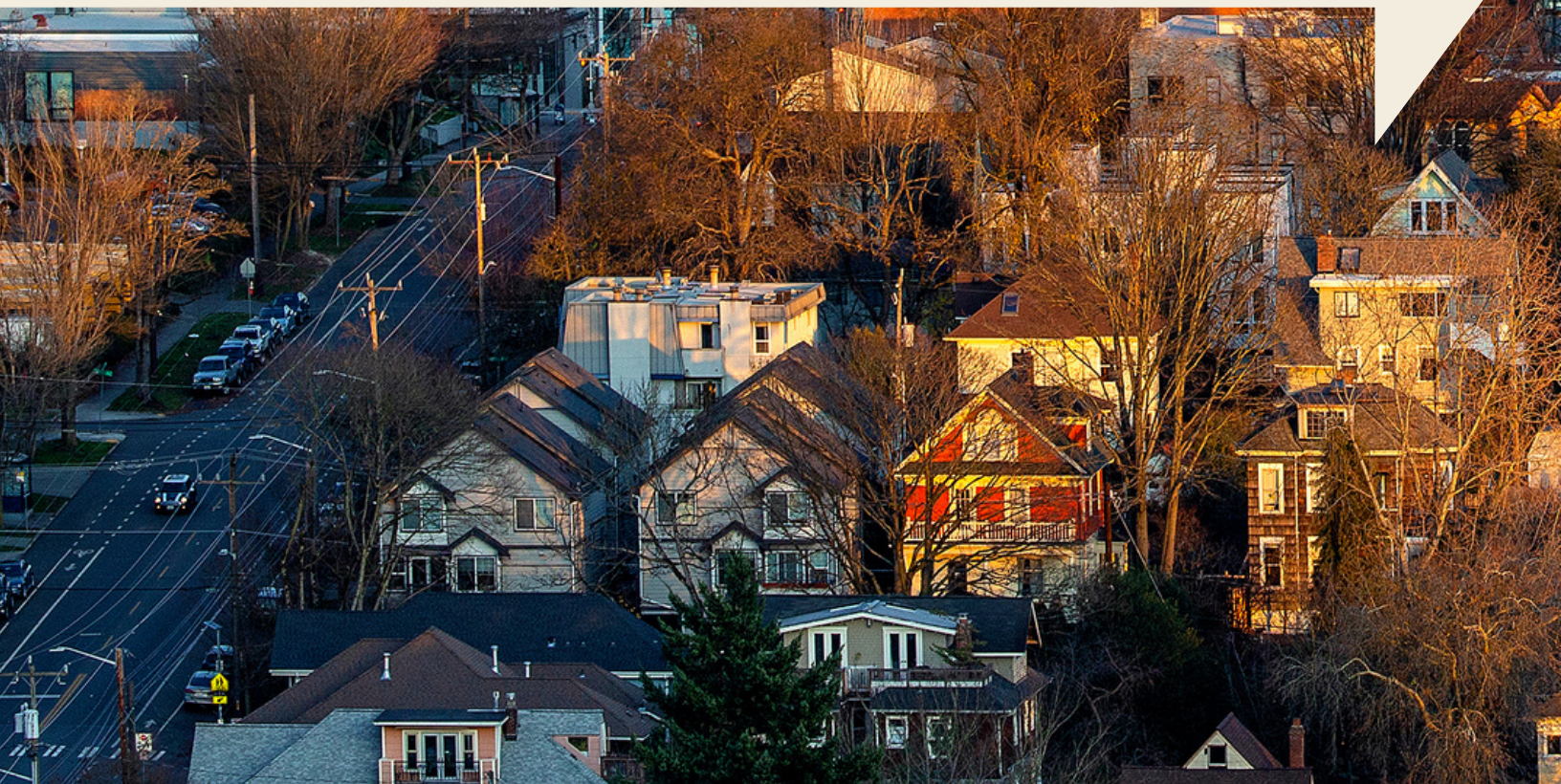
2023





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# I. Affordable Housing Investment

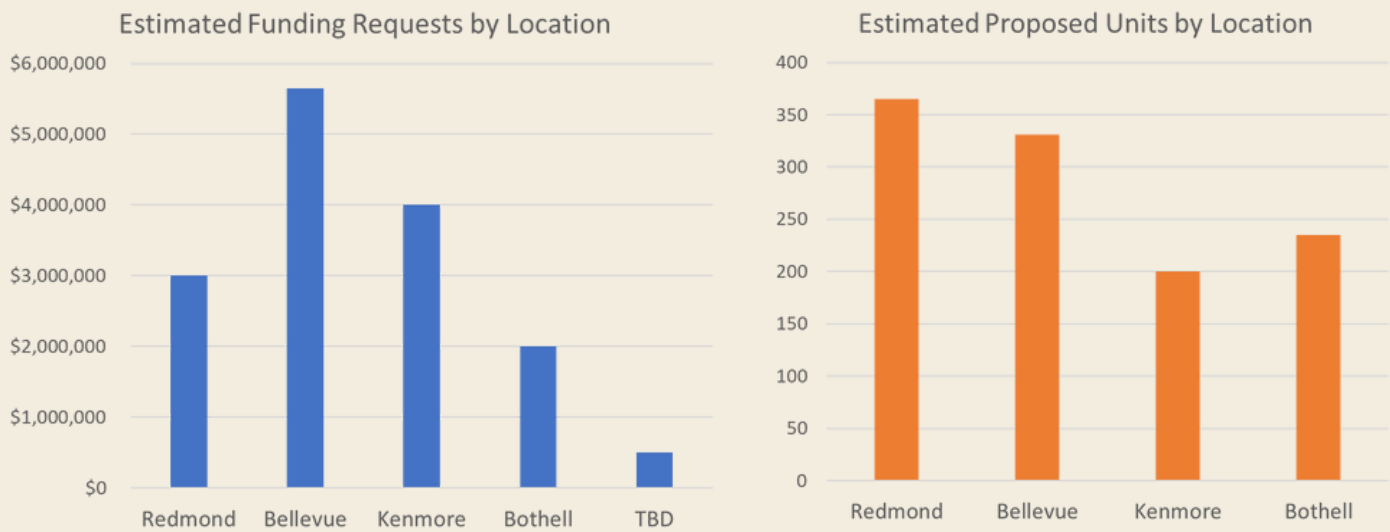
## ARCH Housing Trust Fund

*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:

- Application interest from 8 projects estimating \$16.25 million in funding requests
- Additional \$500k in 2022 CDBG funds recommended for Kirkland Heights project
- Issued 2023 Trust Fund guidelines announcing \$3.5 million
- Appointed 4 new members to the Community Advisory Board
- Continued Council approvals from 2022 funding round
- Closed financing for Horizon at Totem Lake project (\$5.5M award)

Figure 1.1 ARCH Funding Application Interest (2023-2024)



## 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:

- Council approval of 2022 funding recommendations
- Application interest received shown above
- RFP released for 2023 funding round announcing \$10.3 million

## Project Activity

Figure 1.2 Status of Awarded Projects in Development

Project	City	Total Units	Status
Eastgate Shelter (CFH)	Bellevue	100	Nearing completion
Plymouth Crossing	Bellevue	98	Nearing completion
Samma Senior (Imagine)	Bothell	54	Under Construction
Together Center Redevelopment	Redmond	280	First phase completed
Hope Starts Here (LifeWire)	Bellevue	25	Under Construction
New Ground Kirkland (FOY)	Kirkland	8 units/14 rooms	Nearing financing close
Horizon at Totem Lake	Kirkland	299	Financing closed, under construction
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: Mixed Use Development in Downtown Kenmore

- 48,490 square feet city-owned property at 7010 NE 181st St. (the Holt Property) in downtown Kenmore
- City seeking proposals for mixed use development with ownership and/or rental housing affordable at 60% up to 120% AMI, and preference for family-sized units
- RFP finalized for release in July



## 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

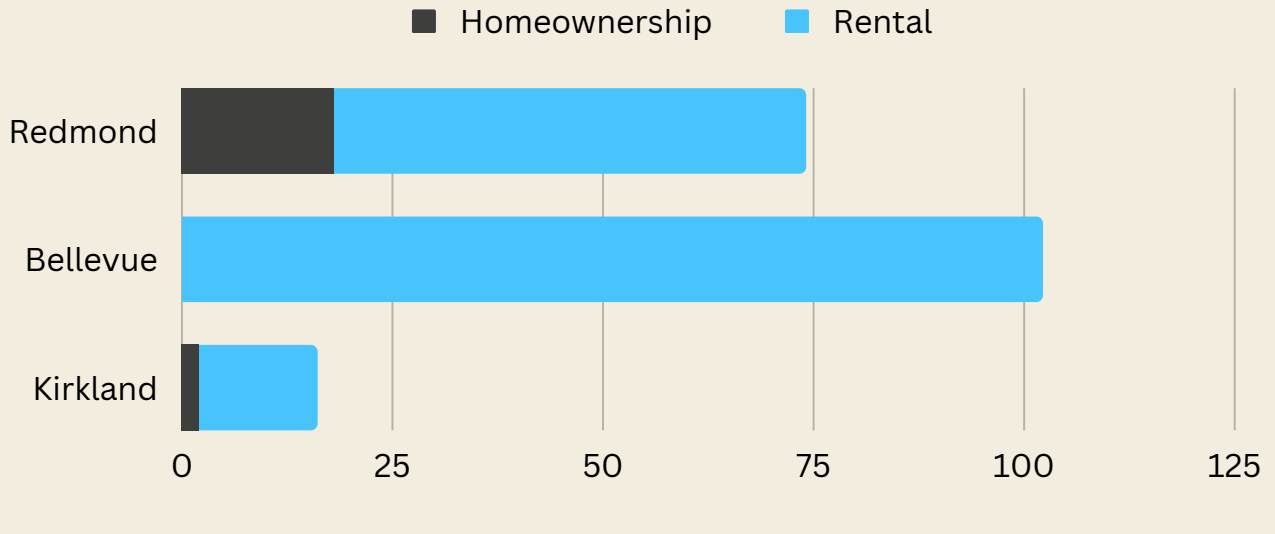
City	Project	Status
ARCH-wide	Rent Policy Development	Community outreach
ARCH-wide	Eastside Homelessness Coordination with KCRHA	Ongoing consultant contract
Multi-city	Middle Housing CBO Outreach	Final report completed
Bellevue	C1 Strategy: Increasing Affordable Housing Capacity on Faith-Owned Properties LUCA	Council adopted Ords. 6743 & 6744
Bellevue	Downtown IOC: increase residential FAR	Council adopted Ord. 6736
Bellevue	Micro-Apartments LUCA	Council adopted Ord. 6742
Bothell	Middle Housing code amendments	Council review
Bothell	Downtown affordable housing overlay amendments	Council review
Kenmore	Holt Property planning	RFP preparation
Kirkland	85th Street Station Area Planning / inclusionary requirements	Council adopted Ord. 4855
Kirkland	Houghton Village Shopping Center future redevelopment	Community outreach
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 (Q3 2022 through Q2 2023)



## Project Openings



### Woodlands Reserve | Kirkland (Juanita) Homeownership

- Tripointe Homes
- 2 affordable, 31 market rate homes
- 50-year affordability, priced at 100 AMI

### Encore at Rose Hill | Kirkland Homeownership

- Century Communities
- 1 affordable, 24 market rate
- 50-year affordability, priced at 50 AMI



# III. Housing Program Implementation

## ARCH Rental Program

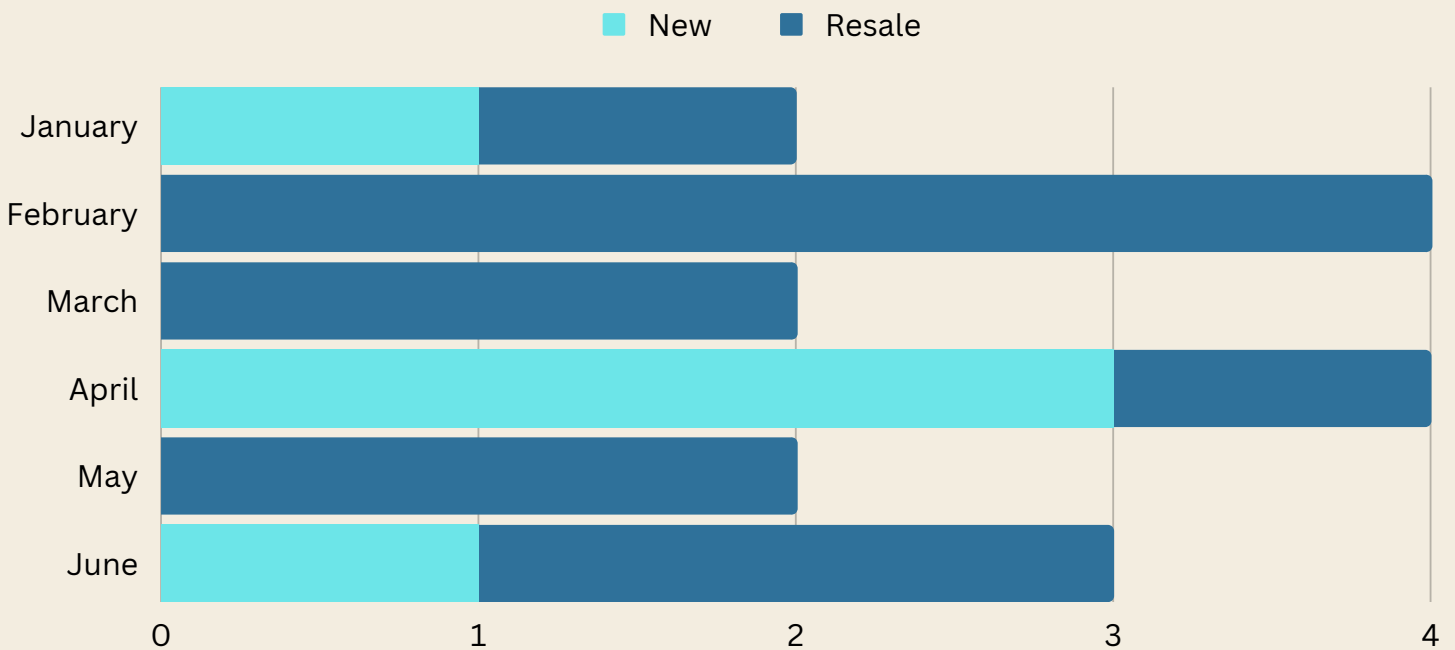
The ARCH Rental Program provides affordable rent-restricted housing for low and moderate-income households in mixed income developments throughout East King County.

New Properties	Website
<ul style="list-style-type: none"><li>Reviewed 90-Day Compliance Report for Bloom in Kirkland ensuring program compliance during lease-up period.</li></ul>	<ul style="list-style-type: none"><li>Published updated ARCH Rental Program Income and Rent Limits 6/15/2023.</li><li>Updated FAQ and Renter Resources webpages.</li></ul>
Compliance Monitoring	Training
<ul style="list-style-type: none"><li>Reviewed Annual Compliance Reports (ACR's) for LU/MFTE rental properties.</li><li>Sent ACR Review Forms outlining compliance issues found and follow-up required.</li></ul>	<ul style="list-style-type: none"><li>Conducted monthly trainings for property managers and leasing staff</li><li>Hosted monthly Q &amp; A sessions</li></ul>

## 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

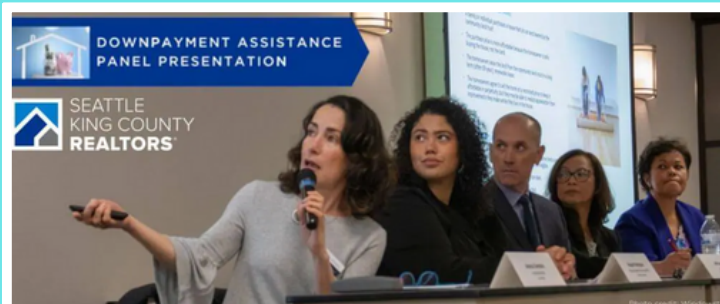
ARCH maintains information on affordable housing options in East King County; advertises new opportunities through the ARCH Mailing List and website; and provides support to community members in-person, through email and phone.

Figure 4 Households Seeking Housing on the ARCH Mailing List

	Q1	Q2	Q3	Q4	YTD
New applications for ARCH mailing list	742	457			1,199
Ownership Interest	504	297			801
Rental Interest	510	343			853
Total Number of Households seeking affordable housing in EKC	7,112	7,569			7,569

## Middle Housing Engagement Report

- [Middle Housing Engagement Report](#) published, reflecting a collaboration of Eastside for All and 13 other community-based organizations to engage underrepresented populations on the topic of adding “middle housing” in neighborhoods that currently allow only single-family or similar housing types
- Project partners included ARCH and the cities of Bellevue, Bothell, Kenmore, Newcastle, and Redmond.



## Down Payment Assistance Panel

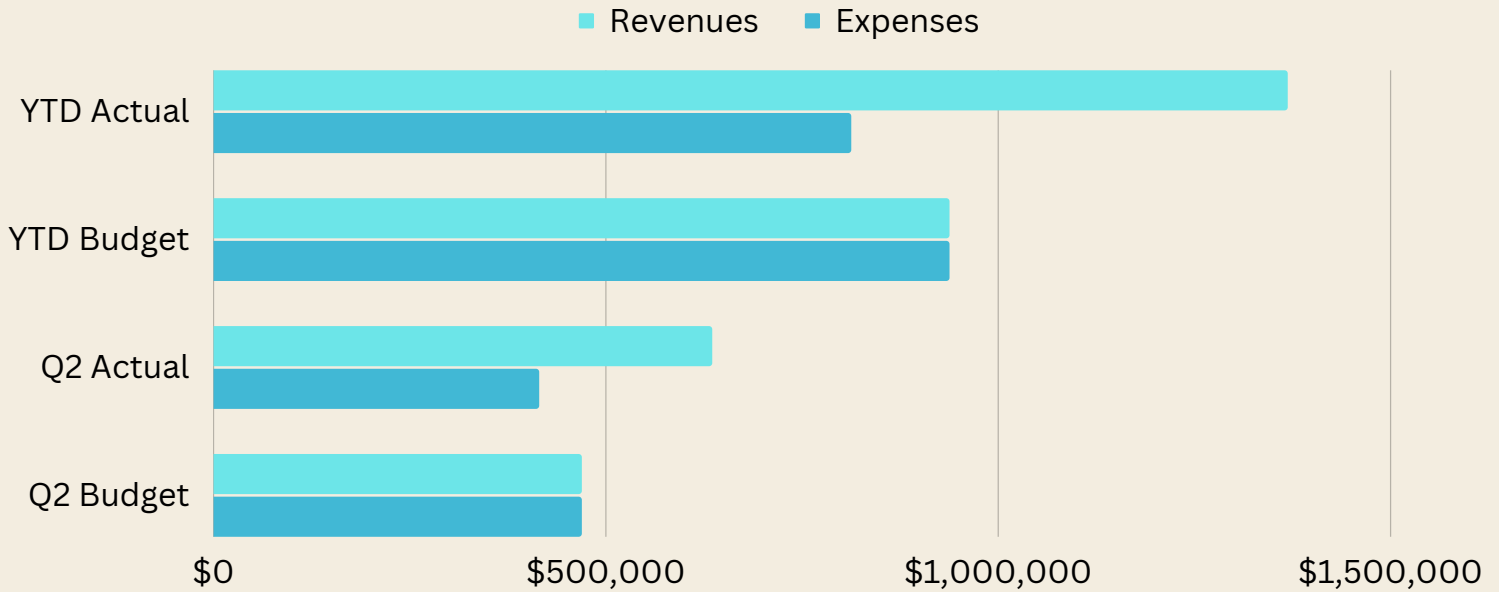
- Panel discussion on programs to assist buyers in making a downpayment for a home, organized and moderated by SKCR’s Diversity, Equity & Inclusion (DEI) Committee and included lending partners, WSHFC, and Freddie Mac.



# V. ARCH Operations

**ARCH Operating Fund.** ARCH began the second quarter with a cash balance of \$1,252,941 and finished the quarter with a balance of \$1,473,202. In Q2, some members pre-paid dues for Q3.

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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