

PREPARED BY:  
A Regional Coalition for Housing



# Third Quarter Report

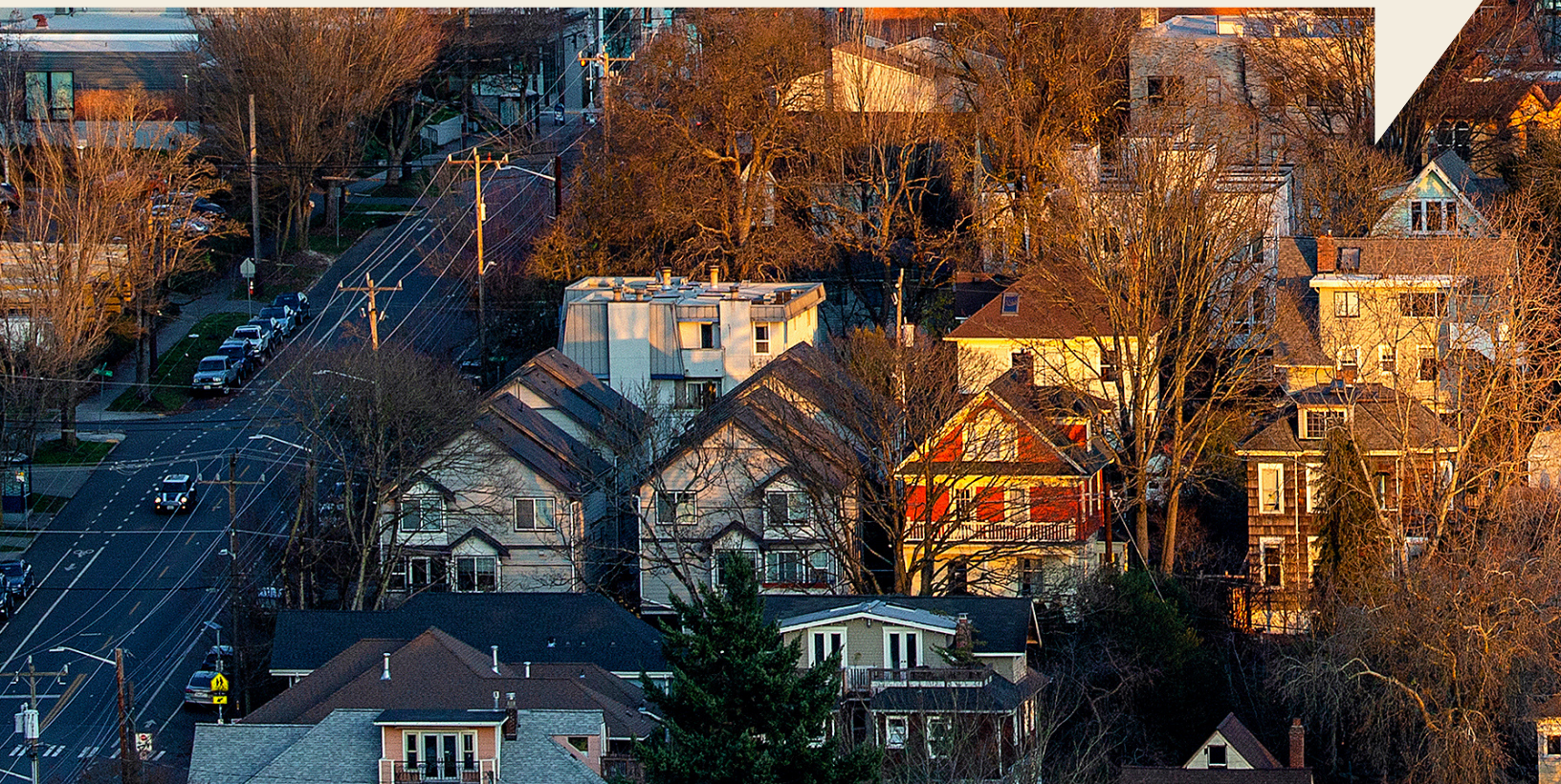
2023





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# I. Affordable Housing Investment

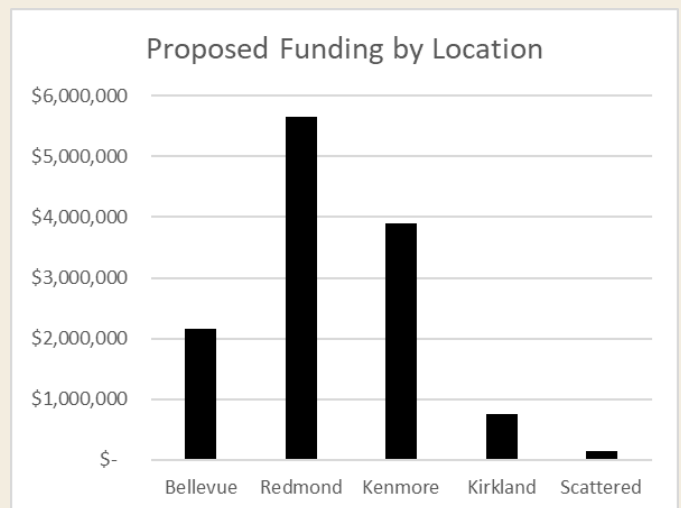
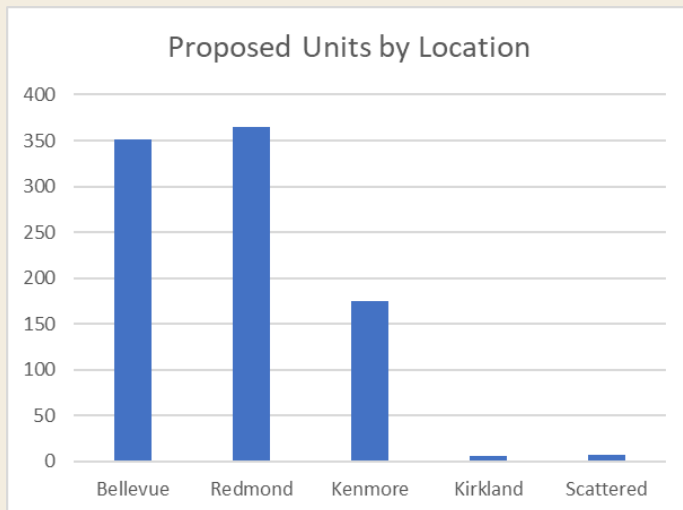
## ARCH Housing Trust Fund

*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:

- Received seven applications proposing \$12,590,000 in ARCH funding to develop or preserve 855 units of affordable housing
- Closed financing for Kirkland Heights (\$1,056,300 award)
- Closed financing for New Ground Kirkland Redevelopment (\$675,000 award)

Figure 1.1 Submitted ARCH Funding Applications (2023)



## 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:

- Received 3 applications proposing \$14,221,579 in funding to develop or preserve 351 units of housing

## Project Activity

Figure 1.2 Status of Awarded Projects in Development

Project	City	Total Units	Status
Eastgate Shelter (CFH)	Bellevue	100	Completed & occupied
Plymouth Crossing	Bellevue	98	Completed & occupied
Samma Senior (Imagine)	Bothell	54	Under construction
Together Center Redevelopment	Redmond	280	2nd phase complete; leaseup ongoing
Hope Starts Here (LifeWire)	Bellevue	25	Under Construction
New Ground Kirkland (FOY)	Kirkland	8 units/14 rooms	Financing closed, under construction
Horizon at Totem Lake	Kirkland	299	Under construction
Trailhead TOD (KCHA)	Issaquah	155	Site control complete
LEO at Trailhead	Issaquah	5	Funding applications
Ardea (TWG/Imagine)	Kirkland	170	Permitting process
Bellevue Homes (Habitat)	Bellevue	25	Permitting and funding applications
Kenmore Supportive Housing (Plymouth)	Kenmore	100	Permitting process
Kirkland Heights (KCHA)	Kirkland	276	Permitting process
Scattered Homes (Inclusion Homes / Alpha)	Scattered	26	Site search process
Spring District TOD (BRIDGE)	Bellevue	235	Permitting and funding applications
Totem Six-Plex (Attain)	Kirkland	6	Pre-development phase
		1,859	

### Featured Project: Plymouth Crossing (Eastgate neighborhood, Bellevue)

- 92 units of permanent supportive housing
- HTF capital funding and HSP services funds
- Opened summer 2023



Photos courtesy of Plymouth Housing



## 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

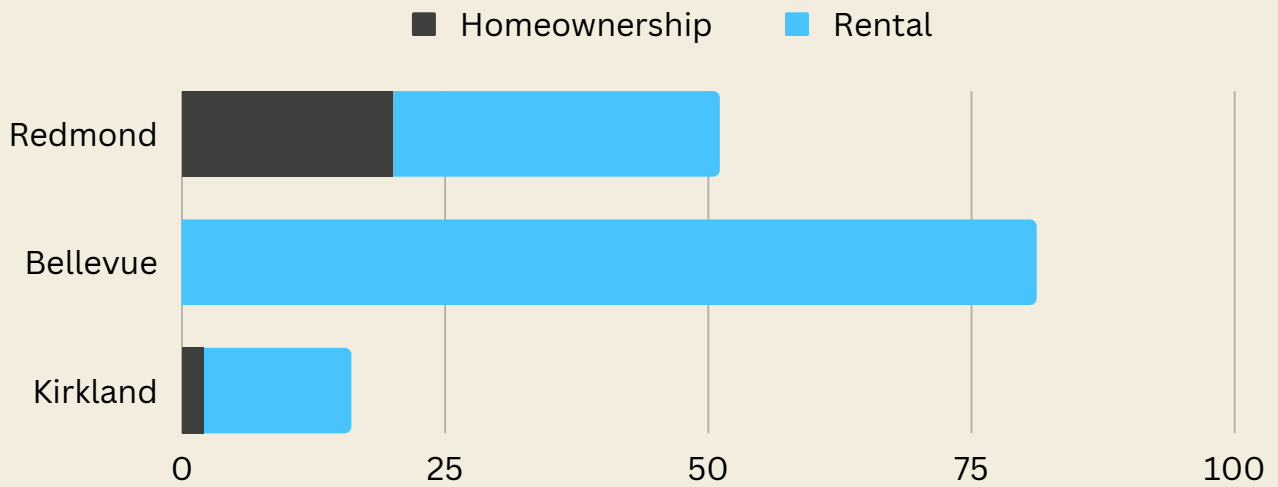
City	Project	Status
ARCH-wide	Rent Policy Development	Community outreach
ARCH-wide	Eastside Homelessness Coordination with KCRHA	Ongoing consultant contract
ARCH-wide	HUD PRO Housing Grant Application	Development of proposal with King County, SKHHP
Bellevue	Micro-Apartments MFTE	Staff analysis
Bellevue	Affordable Housing Permit and Inspection Fee Reduction	Council adopted Ord. 6747
Bothell	Middle Housing code amendments	Council review
Bothell	Downtown affordable housing overlay amendments	Planning Commission
Issaquah	Pioneer project	Staff analysis
Issaquah	Housing element update	Council review
Kenmore	Holt Property planning	RFP Released
Kirkland	Houghton Village Shopping Center future redevelopment	Community outreach
Issaquah	Housing Action Plan Implementation Grant	Completed
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 (Q4 2022 through Q3 2023)



## Project Openings

### The Ridge at Big Rock | Duvall Homeownership

- Toll Brothers
- 12 affordable homes sold through Q3 2023
- in total, 32 affordable and 374 market rate homes to be produced
- ARCH will continue working with Toll Brothers through 2024
- 50-year affordability, priced at 100% AMI



### Traverse | North Bend Rental

- River Run Ventures, LLC, Greystar
- 28 affordable and 100 market rate units
- 12-year affordability at 80% AMI



# III. Housing Program Implementation

## ARCH Rental Program

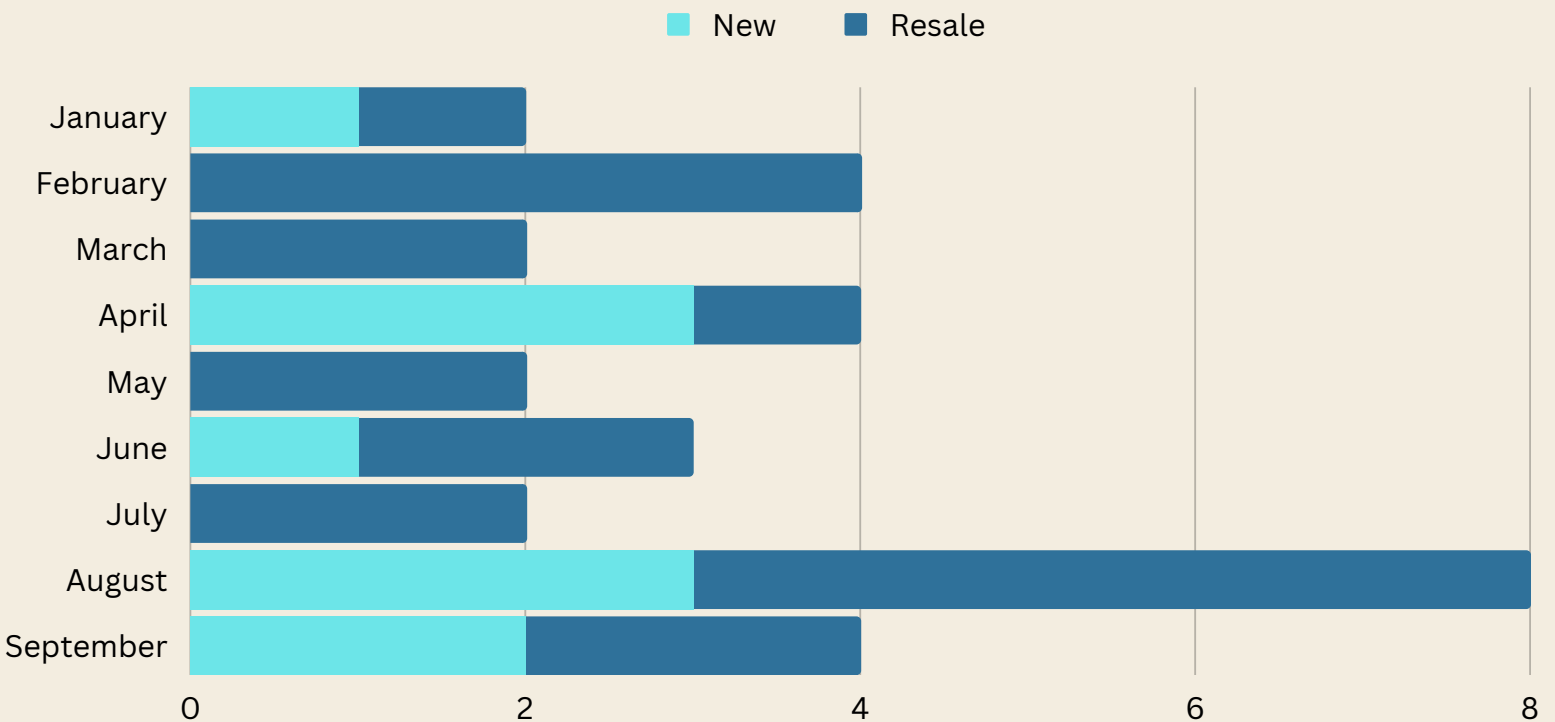
The ARCH Rental Program provides affordable rent-restricted housing for low and moderate-income households in mixed income developments throughout East King County.

New Properties	Compliance Monitoring
<p>Conducted ARCH Rental Program training and outlined reporting requirements during lease-up period for staff at 3 LU/MFTE properties:</p> <ul style="list-style-type: none"><li>• Traverse in North Bend (28 units at 80% AMI)</li><li>• Eaves Redmond Campus (11 units at 50% AMI)</li><li>• Hue Apartments in Redmond (10 units at 60% AMI)</li></ul>	<ul style="list-style-type: none"><li>• Continued resolution of compliance issues found in Annual Compliance Reports.</li><li>• Initiated cyclical and compliance audits.</li></ul>
	Training
	<ul style="list-style-type: none"><li>• Conducted monthly trainings for property managers and leasing staff.</li><li>• Hosted monthly Q &amp; A sessions available to property managers and leasing staff.</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	723		1,199
Ownership Interest	504	297	553		801
Rental Interest	510	343	461		853
Total Number of Households seeking affordable housing in EKC	7,112	7,569	8,292		8,292

## ARCH Rental Limit Community Outreach

- Public outreach and engagement effort to gather input on policy options for how rent limits are increased within local affordable housing programs:
  - Community event held on September 14th
  - Public survey marketed to renters, people living in affordable housing and other stakeholders
  - Promoted survey & event through 36 partner agencies, apartments with ARCH units and in-person events



## ARCH in the Community

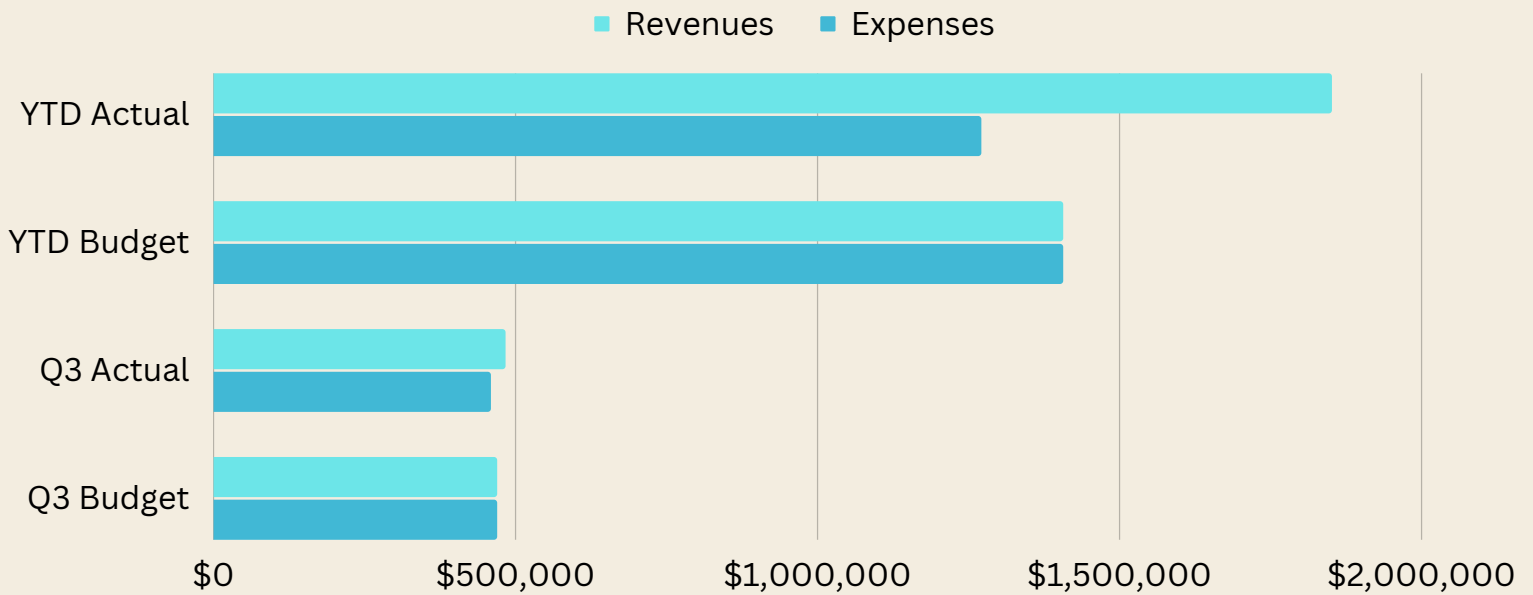
- Together Center Grand Opening: ARCH and 21 nonprofit partners welcomed the community to learn about the services and programs available on the TC campus
- Eastside Back to School Block Party: Attended and provided affordable housing information to families in the Lake Washington School District
- Hosted Mini City Hall office hours to promote our rental housing survey and current programs



# V. ARCH Operations

**ARCH Operating Fund.** ARCH began the third quarter with a cash balance of \$1,473,202 and finished the quarter with a balance of \$1,497,382.

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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