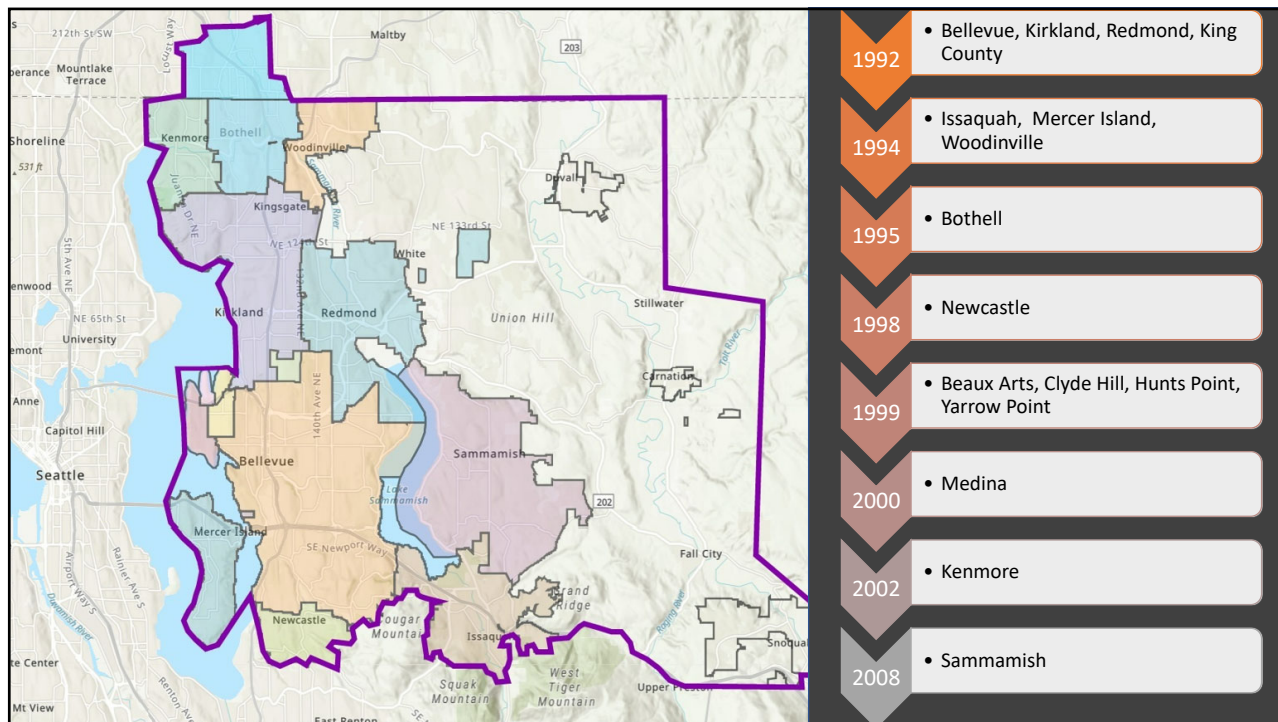




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6



*A partnership with KCHA, City of Bellevue
and the State of Washington helped
preserve housing for 76 households.*

Highland Village

7



*"We believe the faith community is stronger when everyone has a place, when everyone has a chance to be made whole, and when everyone is lifted up."
-Pastor Mark Griffiths, St. Luke's Lutheran Church*

Faith Partnerships

Bellevue's faith communities are leaders, advocates and partners in creating safe, affordable homes.

- Cambridge Court
- 30 Bellevue and Sophia Place
- Andrews Glen
- Overlake Townhomes

8



9



10

"We can achieve beyond our target."
Janet Lewine

In remembrance of Janet Lewine and her lasting contributions to ARCH, The City of Bellevue, and affordable housing on the Eastside
December 30, 1956 - August 6, 2022

City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017

11

A founding ARCH member and pioneer of citywide inclusionary zoning.

Redmond

Regulations, Programs, and Positions:

- Citywide Inclusionary
- METE
- First In-House Homeless Coordinator Position on the Eastside
- Middle Housing
- Tenant Protections

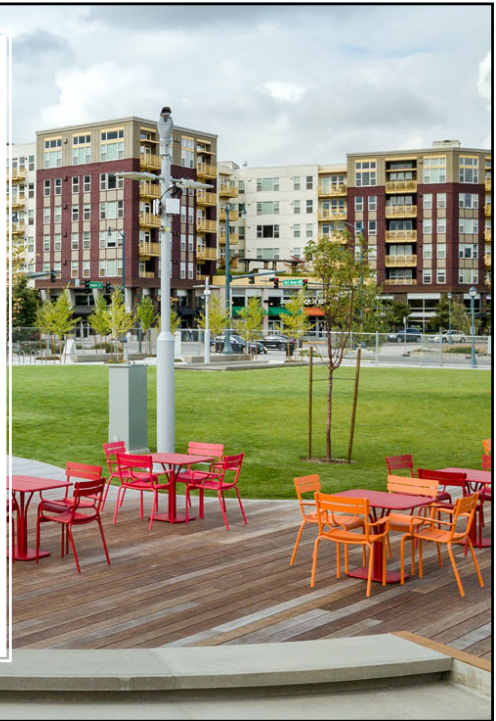
Projects and Positions:

- Avondale Park
- Together Center
- Esterra
- Sound Transit Light Rail TODs
- John Gabriel House

12

Redmond Successes: Regs and Programs

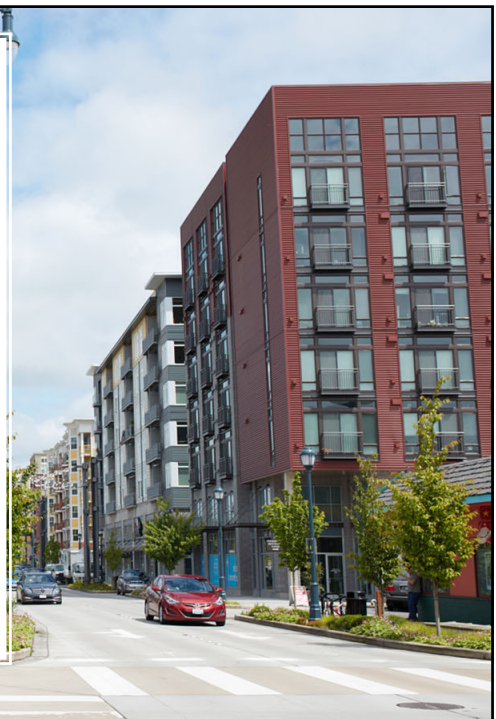
- **Mandatory Inclusionary Zoning** and Optional MFTE has contributed to more than 850 ARCH-monitored affordable units in 68 projects.
 - This is roughly **30%** of all ARCH incentive units.
 - Requirements get things done.
 - A flexible optional MFTE can produce deeper levels of affordability or more affordable units.
 - The City could not manage these affordable units without ARCH 😊



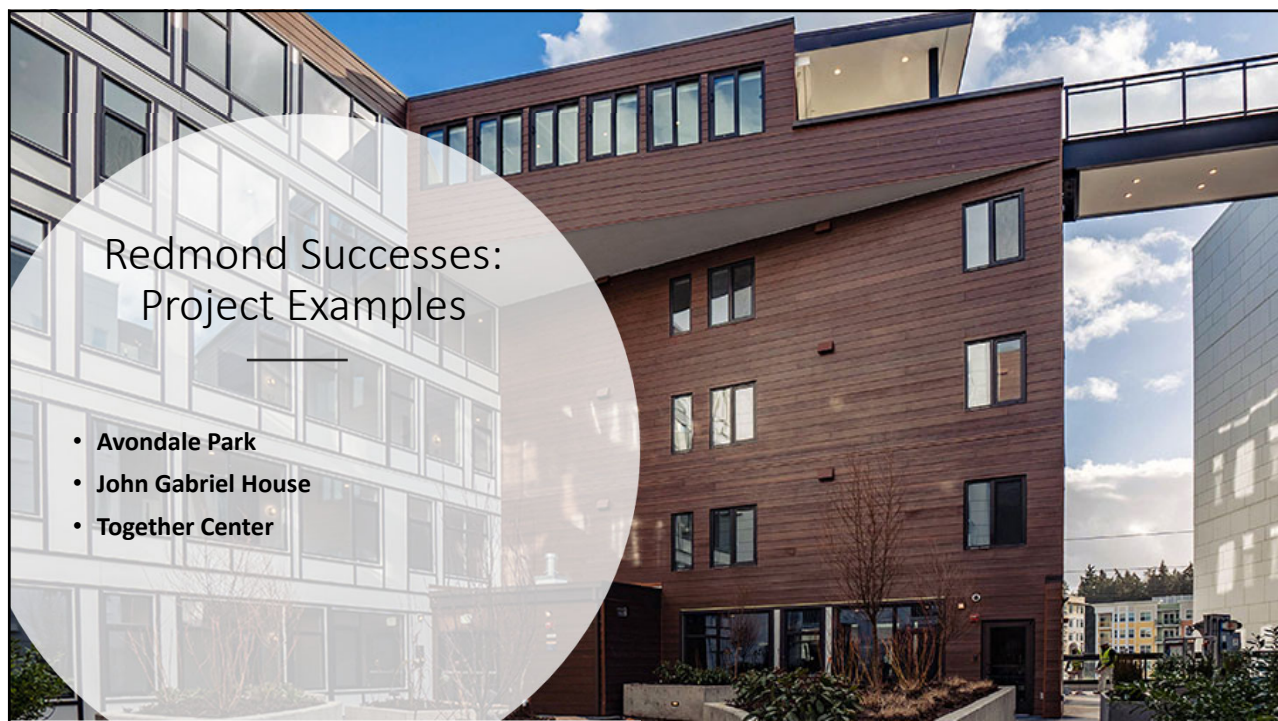
13

Redmond Successes: Positions

- **First East King County Jurisdiction to hire an in-house homeless outreach coordinator (2016).**
- This year, **Tisza** has helped house **53** homeless individuals.
 - **28** into ARCH properties in Redmond, Kirkland, and Woodinville.
 - ARCH facilitates coordination across the region and helps provide individuals with a variety of housing options to best suit their unique needs.



14



Redmond Successes: Project Examples

- Avondale Park
- John Gabriel House
- Together Center

15



Redmond: Avondale Park

10-acre federal surplus site acquired by the City of Redmond

Transitional housing for homeless families

Market rate townhomes

Affordable townhomes

1-acre community park

"ARCH has helped our city immensely, first of all in helping us to establish policies and then following through with real projects."

*Former Redmond Mayor and
ARCH Executive Board Member
Rosemarie M. Ives*

16



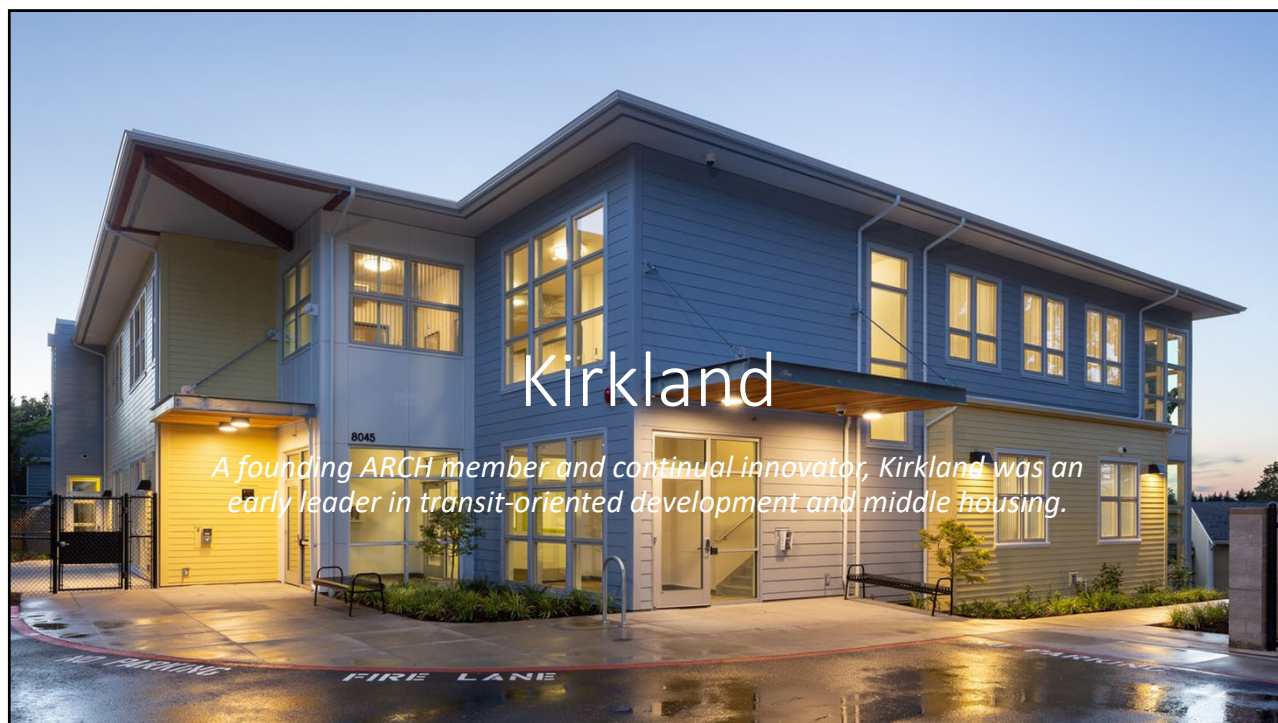
Redmond Successes: People First

"I work full time at minimum wage and had to live out of my car for 3 years because I couldn't afford an apartment where I work. I didn't know about ARCH until Outreach helped me apply for a unit. Now I have a home and better situation for myself and my service dog."

"I'm on fixed income but I still work part-time. Even so rent has increased above what I earn and physical disability prevents me from working more. I don't have family and would be homeless if I hadn't heard about ARCH housing and had help applying for a unit."

"My mom has been living out of a car for almost a year. She is retired and doesn't make enough to afford a place to live. She uses all of her income to pay for storage and gas/ registration/ insurance for her car and so can't save up for move-in expenses and ongoing rent. She's been on Section 8 waitlists for years, the waitlist for affordable senior housing is years long. Her physical health is declining sleeping with her feet down in the car seat and her mental health is declining due to lack of sleep and depression around her situation. She can't stay with family because we have guest limits on our leases. We didn't know about ARCH housing."

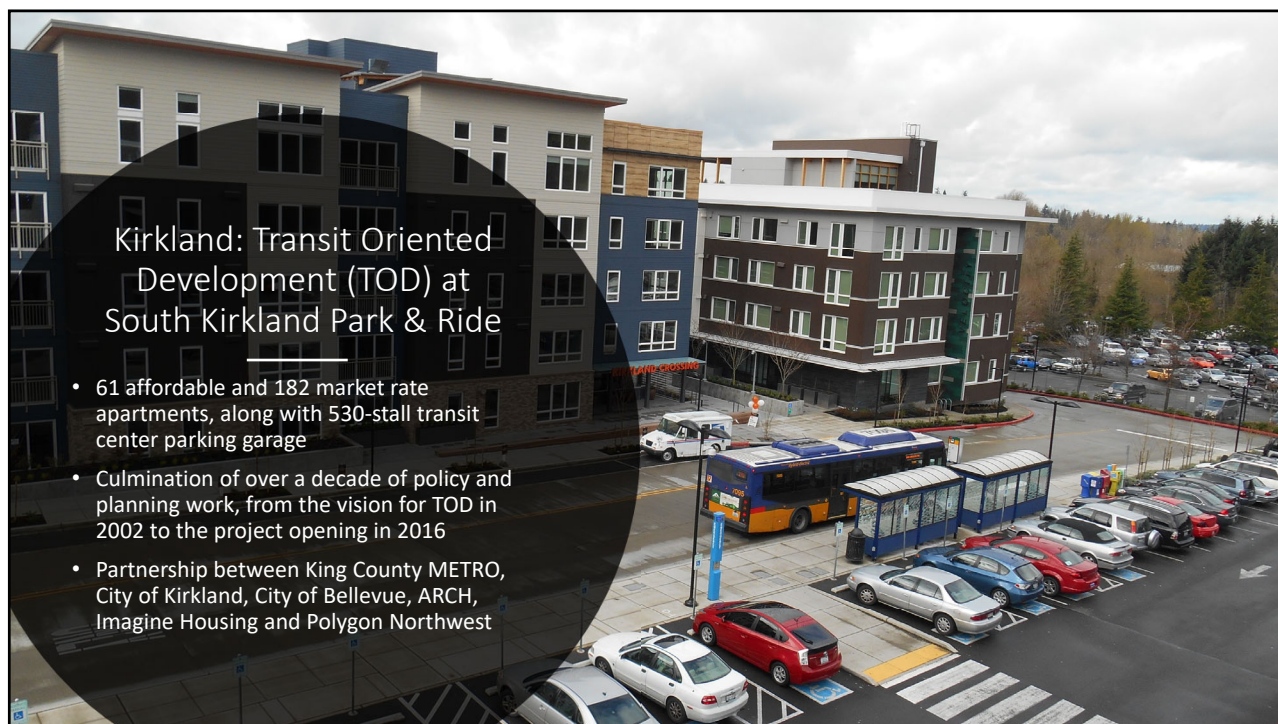
19



Kirkland

A founding ARCH member and continual innovator, Kirkland was an early leader in transit-oriented development and middle housing.

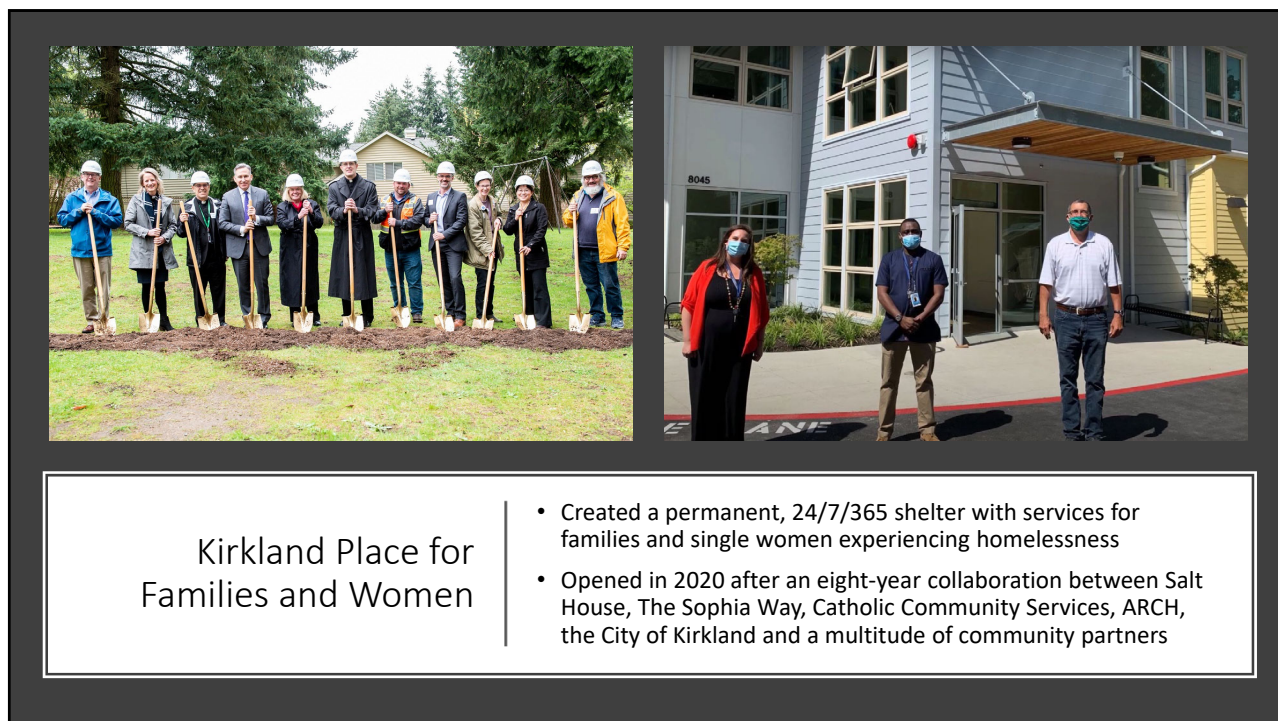
20



Kirkland: Transit Oriented Development (TOD) at South Kirkland Park & Ride

- 61 affordable and 182 market rate apartments, along with 530-stall transit center parking garage
- Culmination of over a decade of policy and planning work, from the vision for TOD in 2002 to the project opening in 2016
- Partnership between King County METRO, City of Kirkland, City of Bellevue, ARCH, Imagine Housing and Polygon Northwest

21



Kirkland Place for Families and Women

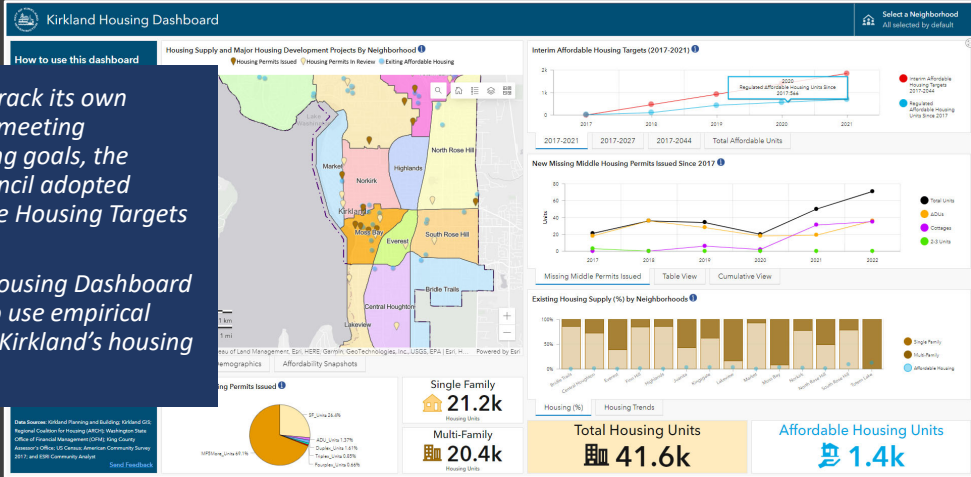
- Created a permanent, 24/7/365 shelter with services for families and single women experiencing homelessness
- Opened in 2020 after an eight-year collaboration between Salt House, The Sophia Way, Catholic Community Services, ARCH, the City of Kirkland and a multitude of community partners

22

Kirkland: Interim Affordable Housing Targets and Housing Dashboard

With a vision to track its own progress toward meeting affordable housing goals, the Kirkland City Council adopted annual Affordable Housing Targets in 2021.

The interactive Housing Dashboard was developed to use empirical data to improve Kirkland's housing regulations.



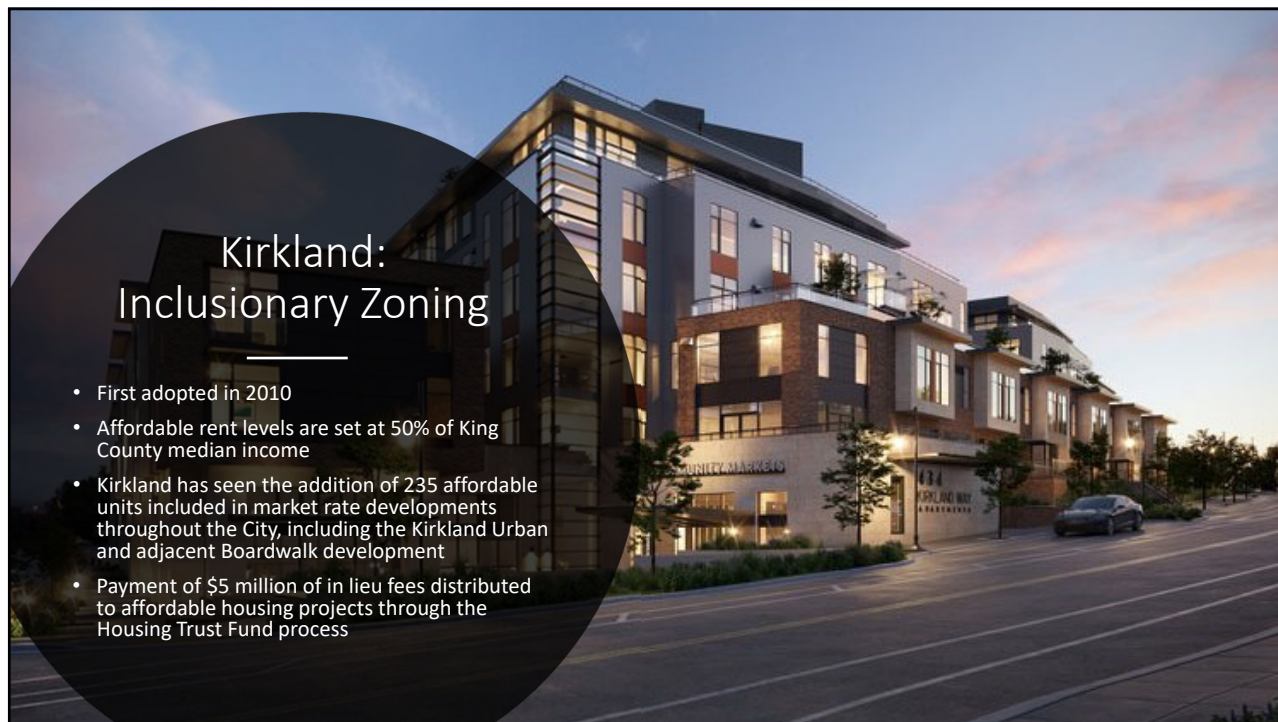
23



Kirkland: Missing Middle Housing

- Regulations adopted in 2007 and overhauled in 2020
- Cottages, Carriage Units, 2- and 3-Unit Homes
- Permits issued for 69 cottage units in 16 developments since 2020
- Permits in progress for an additional 144 cottages in 36 developments

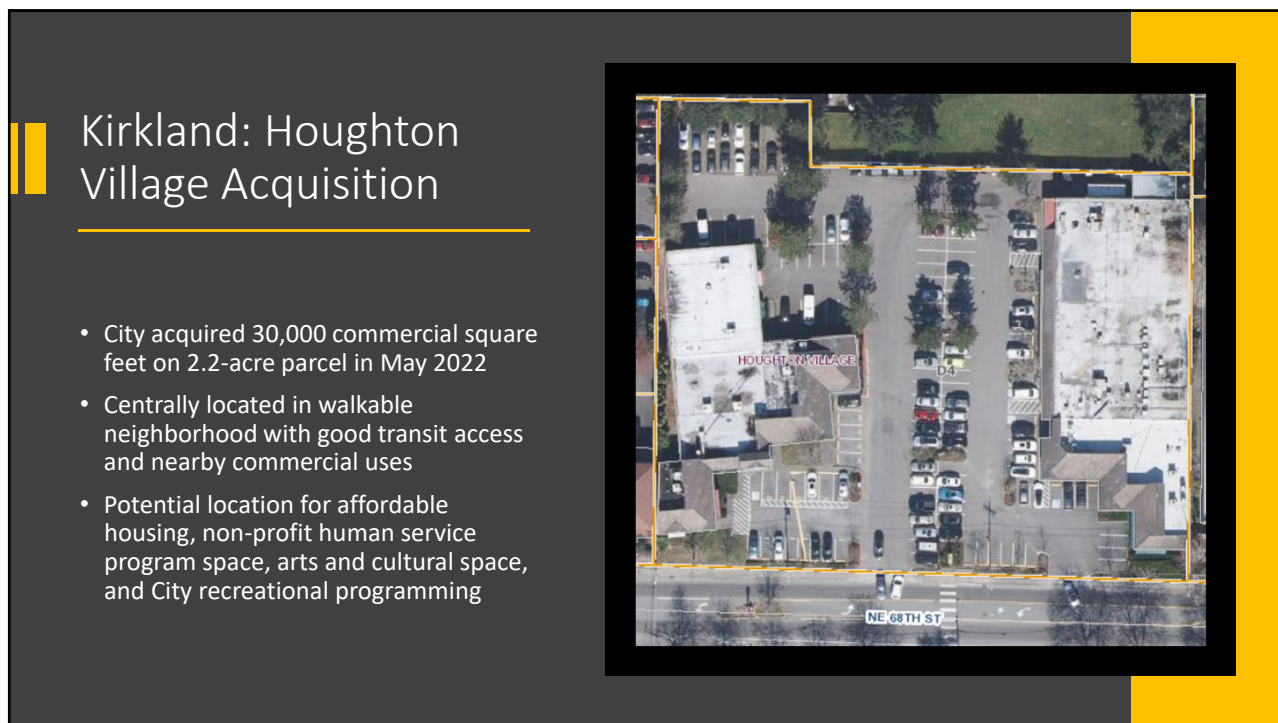
24



Kirkland: Inclusionary Zoning

- First adopted in 2010
- Affordable rent levels are set at 50% of King County median income
- Kirkland has seen the addition of 235 affordable units included in market rate developments throughout the City, including the Kirkland Urban and adjacent Boardwalk development
- Payment of \$5 million of in lieu fees distributed to affordable housing projects through the Housing Trust Fund process

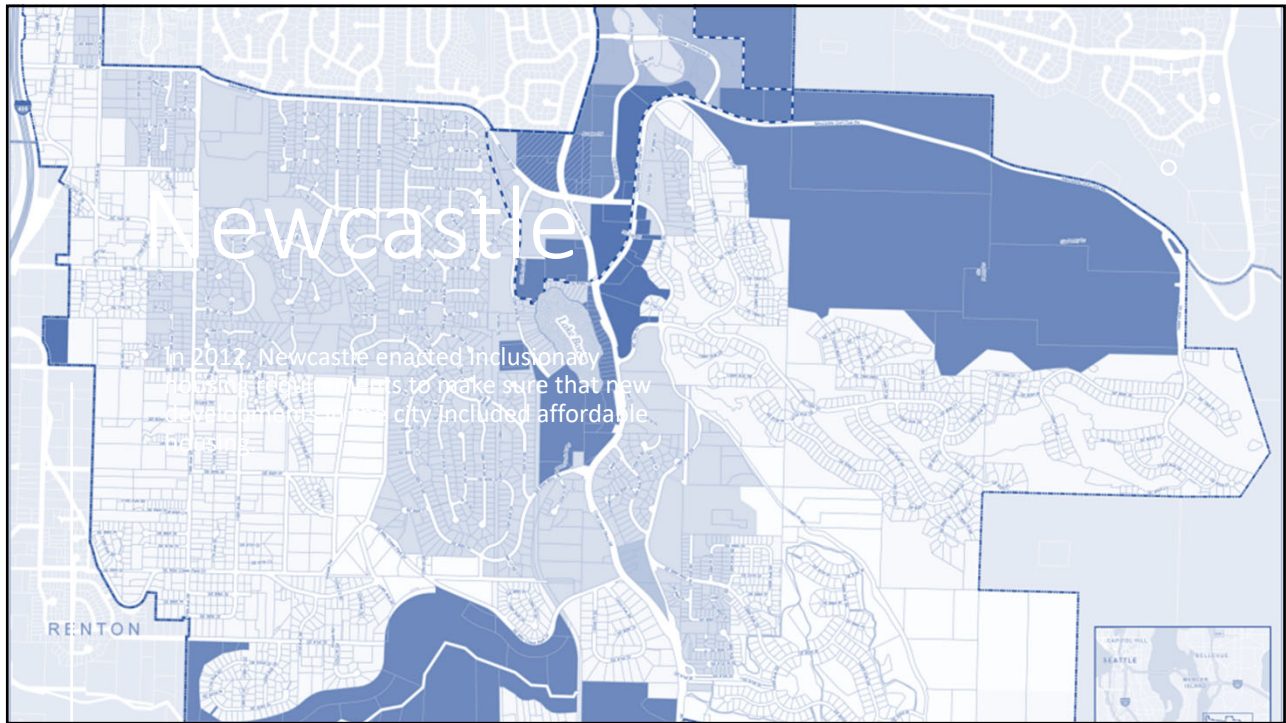
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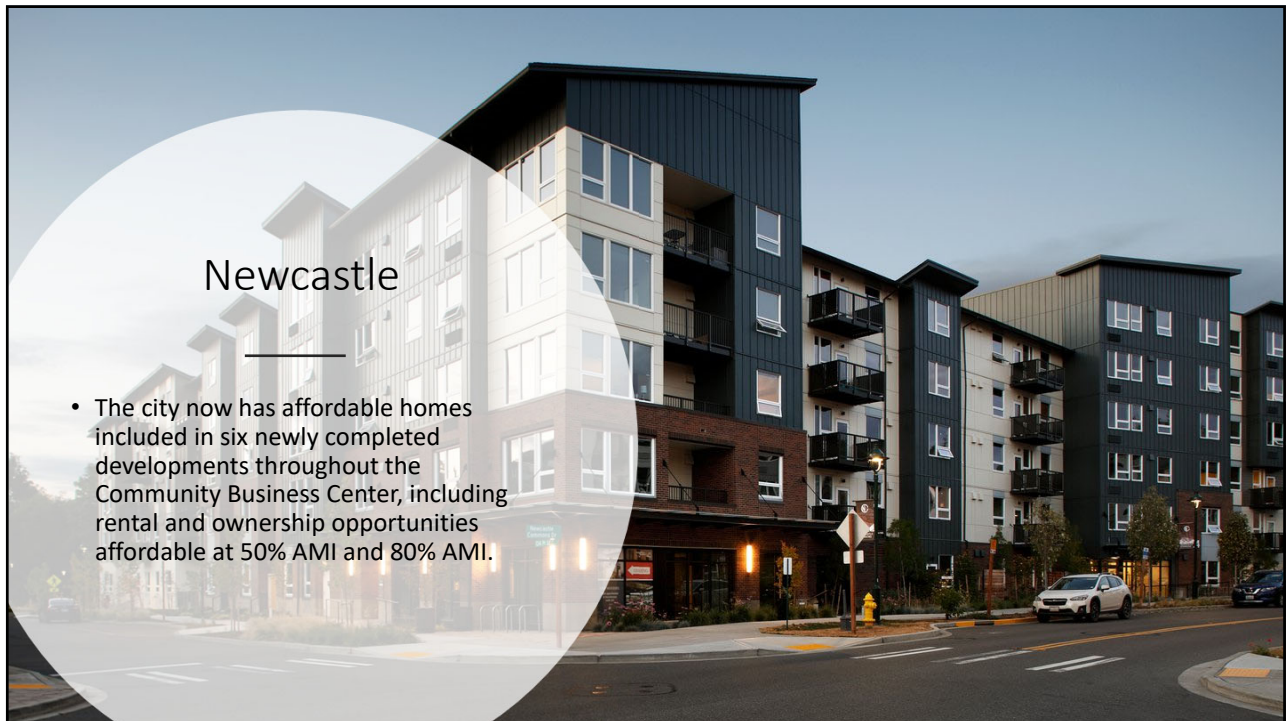
Kirkland: Houghton Village Acquisition

- City acquired 30,000 commercial square feet on 2.2-acre parcel in May 2022
- Centrally located in walkable neighborhood with good transit access and nearby commercial uses
- Potential location for affordable housing, non-profit human service program space, arts and cultural space, and City recreational programming

26



27



28



Sammamish Inclusionary Zoning

29



Sammamish Surplus Property

- The Sammamish Cottages were made possible through a partnership between the City of Sammamish, ARCH and Habitat for Humanity. Beginning with the donation of a 1.5-acre City property and earlier adoption of a Cottage Housing Pilot Program, the project came together with funding from the ARCH Trust Fund and impact fee waivers from the City.

30



Sammamish Cottages

- In 2019, ten families and individuals moved in after working a total of 3,307 hours to help build their homes. The average sale price was \$232,000.
- Through the stewardship of Habitat for Humanity, the homes will remain permanently affordable.

“We have to look out for one another and help where we can. We have to provide a place where young children can feel safe and people can have a sense family. Feeling like you are a part of an extended family is a huge part of community to me.” – Chinh Vo, Sammamish homeowner

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Meet Chinh Vo: Sammamish Homeowner




- After immigrating from Vietnam at the age of seven, Chinh was renting a room in Issaquah and actively volunteering in the community when he was selected to purchase a Habitat home in Sammamish.
- Whilst completing his sweat equity hours and a little before moving into his Sammamish home, Chinh suffered a stroke that left him paralyzed on his right side and wheelchair ridden. To complete his sweat equity hours, other Sammamish homeowners + neighbors helped out.
- Chinh does physical therapy every week at a facility. He’s getting stronger every day and can now get around on a cane! He also exercises daily at his home. He particularly enjoys photography and fishing and is a football fan.
- Chinh is grateful for the stability afforded to him by having his own house. He appreciates having one less thing to worry about!
- Because of his disability and his family being in California, Chinh is largely supported by neighboring families and is extremely grateful to live in a community-centric area.

32

Issaquah

- Issaquah has a successful history of using development agreements to promote ambitious affordable housing targets and thoughtful urban design.
- In the Issaquah Highlands, a **30% affordable housing requirement** has helped create hundreds of affordable homes, with more still in development.



33

Issaquah Development Agreements

Five Development Agreements require affordable housing...

434 Units \leq 80% on the ground

182 Units $>$ 80% on the ground

200 Units \leq 80% in the pipeline

816 Total Units



34

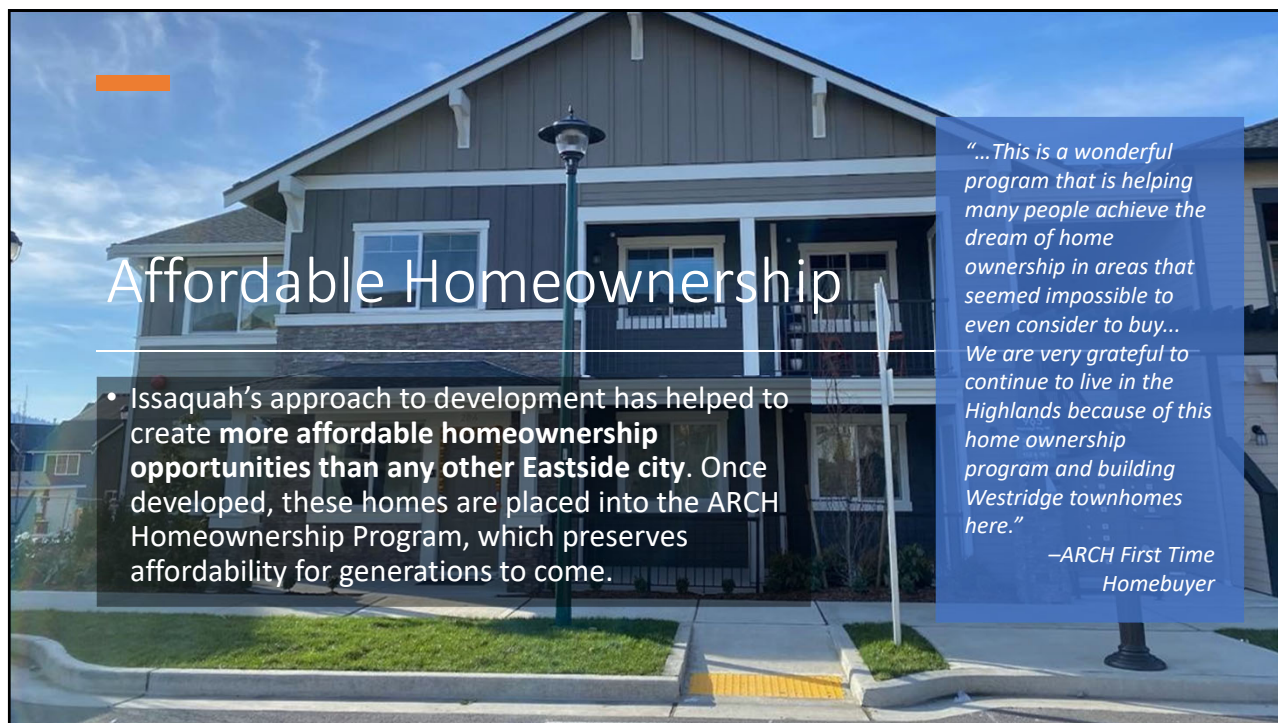


Issaquah Fee Waivers

- Impact Fees
- Mitigation Fees
- Plan Review Fees
- Utility Connection Charges
- Building Permit Fees

830 units built since fee waivers were adopted in 2001

35



Affordable Homeownership

- Issaquah's approach to development has helped to create **more affordable homeownership opportunities than any other Eastside city**. Once developed, these homes are placed into the ARCH Homeownership Program, which preserves affordability for generations to come.

"...This is a wonderful program that is helping many people achieve the dream of home ownership in areas that seemed impossible to even consider to buy... We are very grateful to continue to live in the Highlands because of this home ownership program and building Westridge townhomes here."

—ARCH First Time Homebuyer

36



Mercer Island: Grace Place Senior Housing

Early project supported by the ARCH Trust Fund that preserved valuable HUD-subsidized housing for low income seniors

59 apartments in downtown Mercer Island near grocery stores, restaurants, and shops

37



Greenbrier Heights, Woodinville

WOODINVIEW

BUMGARDNER
ARCHITECTURE • INTERIORS • PLANNING

38

A Model Mixed Income Neighborhood

- Affordable senior housing
30% and 50% AMI
- Affordable family rental housing
30%, 50% and 60% AMI
- Single family ownership housing
80% AMI and market rate
- 11 acres of open space, natural wetlands
- Neighborhood park with community center and interpretive trail system



NORTHEAST FROM CENTRAL PARK

39

Woodinville Actions

- Density bonuses to allow an increase from base zoning
- Waived fees for plan review and inspections
- Clustered housing allowed to avoid environmentally sensitive areas
- City investment in community center



144th AVENUE LOOKING SOUTH


40

Affordable Housing in Bothell

ARCH 30th Anniversary

- Past & Recent: Mobile homes, Inclusionary zoning, MFTE
- Ongoing & Upcoming: Middle housing, parking reductions, additional inclusionary zones

ethics
service
safety
innovation
teamwork

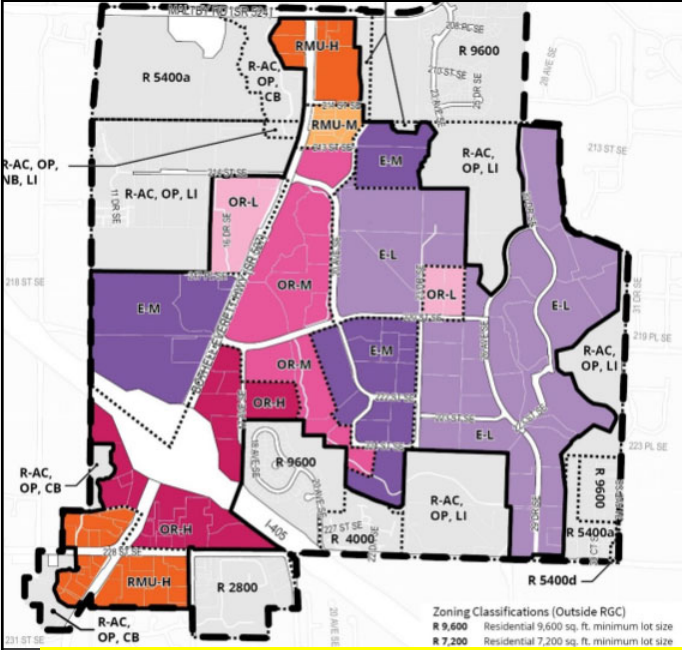


City of Bothell

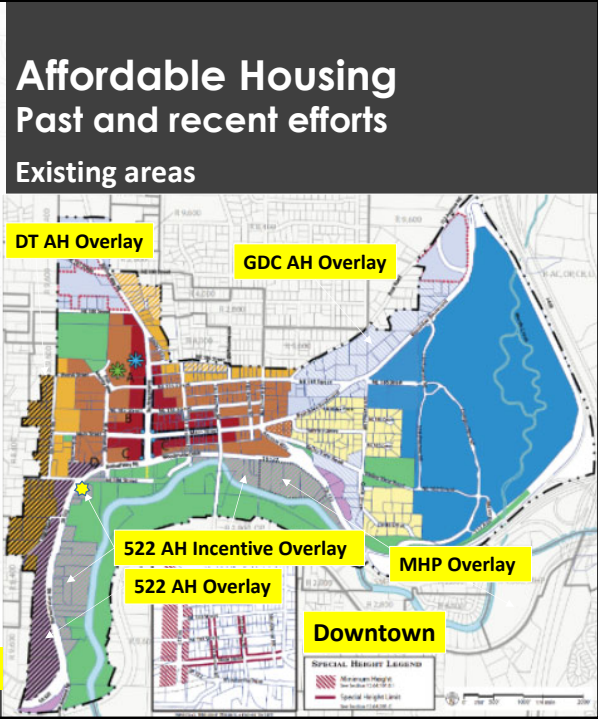
41

Affordable Housing Past and recent efforts

Existing areas



Canyon Park: Affordability required in colored 'R' zones



DT AH Overlay
GDC AH Overlay
522 AH Incentive Overlay
522 AH Overlay
MHP Overlay
Downtown

SPECIAL HEIGHT LEGEND
Minimum Height
Maximum Height
Special Height Limit
See Appendix C for details

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Bothell: Ongoing Middle Housing Code Amendments

Housing Strategy Priorities

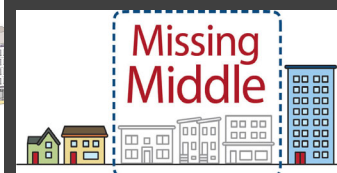
- **Regulatory Flexibility for Innovative Housing** including carriage houses or cottages, townhouses, and house-scale multiplexes in SF zones
- **Affordable Housing with Capacity Increases**
- **Affordable Housing for Families**



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Middle Housing: Bothell Community Forum

House-scale buildings w/ multiple units in walkable neighborhoods
Fills a need for housing in between single-family homes & large apartments






Alliance for Housing Solutions,
Arlington VA

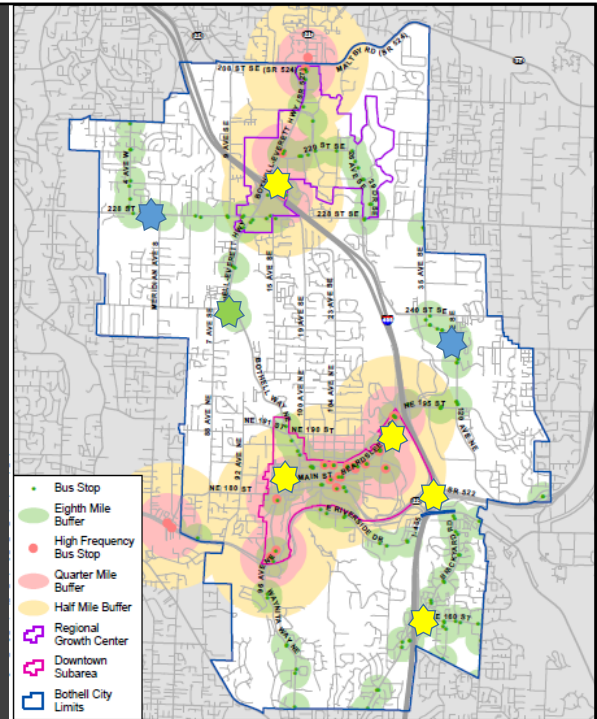
Could form a transitional zone, or be scattered through a single-family area

44

Bothell: Parking Reductions with affordable housing requirements

Near frequent existing & future transit

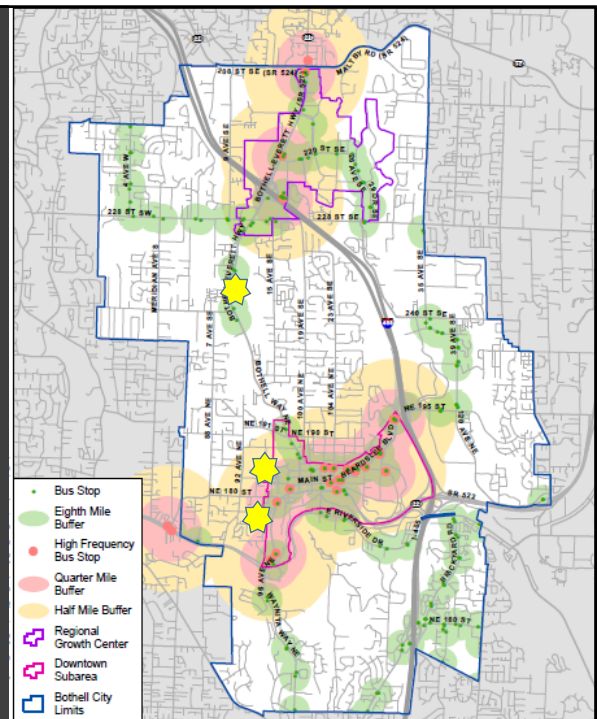
- Sound Transit Bus Rapid Transit 
- Extension of Swift Green Line 
- *Areas we want to get better transit* 



45

Bothell: Proposed 2022 up-zones with affordable housing requirements

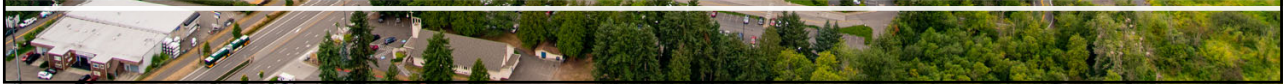
- Private proposals to add residential capacity and reduce parking
 - *Working with ARCH to develop affordable housing requirements and/or incentives*
 - *Seeking partnership for affordable housing on City-owned downtown parcel*



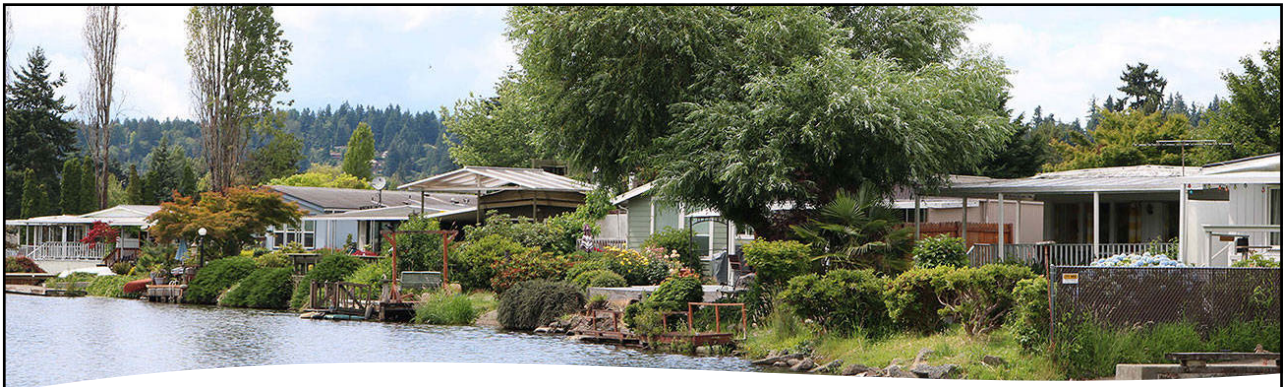
46



City of Kenmore Housing Accomplishments



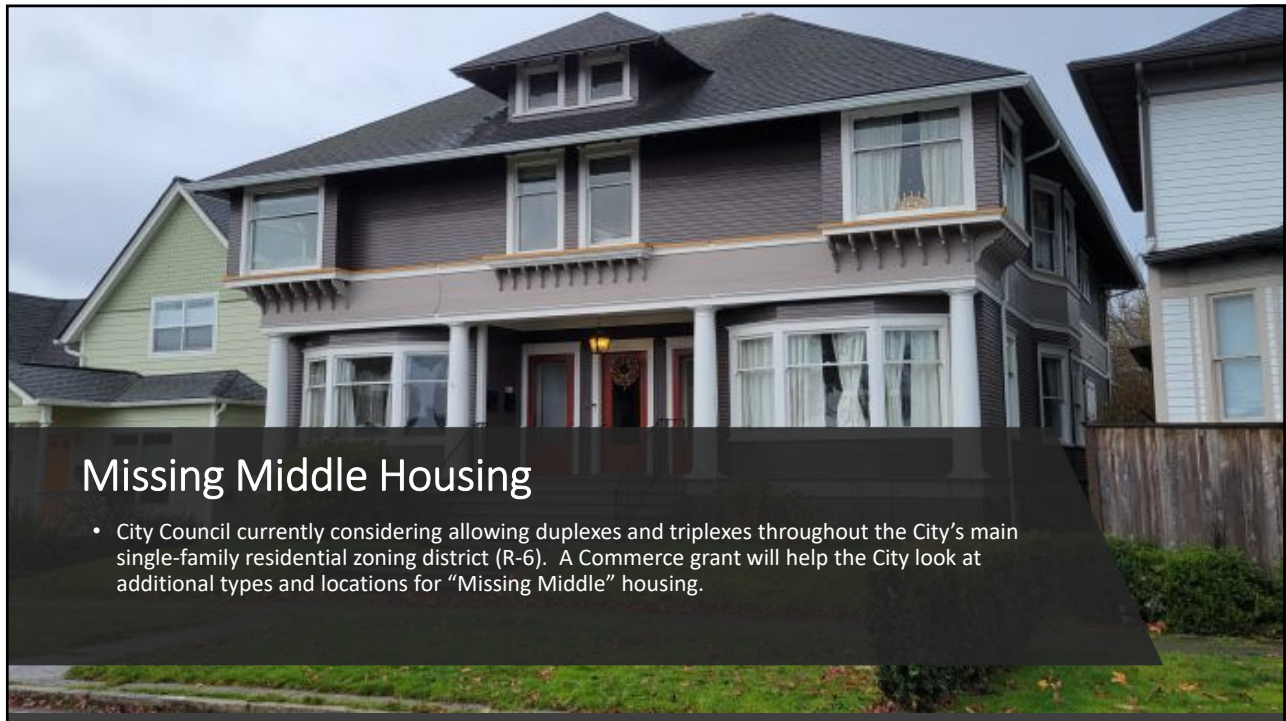
47



Preserving Manufactured Housing Communities

- Manufactured and mobile homes are an increasingly rare affordable single family housing option in the region.
- In 2019, Kenmore City Council adopted the Manufactured Housing Communities ordinance, which apply to six communities with approximately 250 homes. The City's actions make closure less likely while at the same time offering landowners the ability to transfer their development rights.

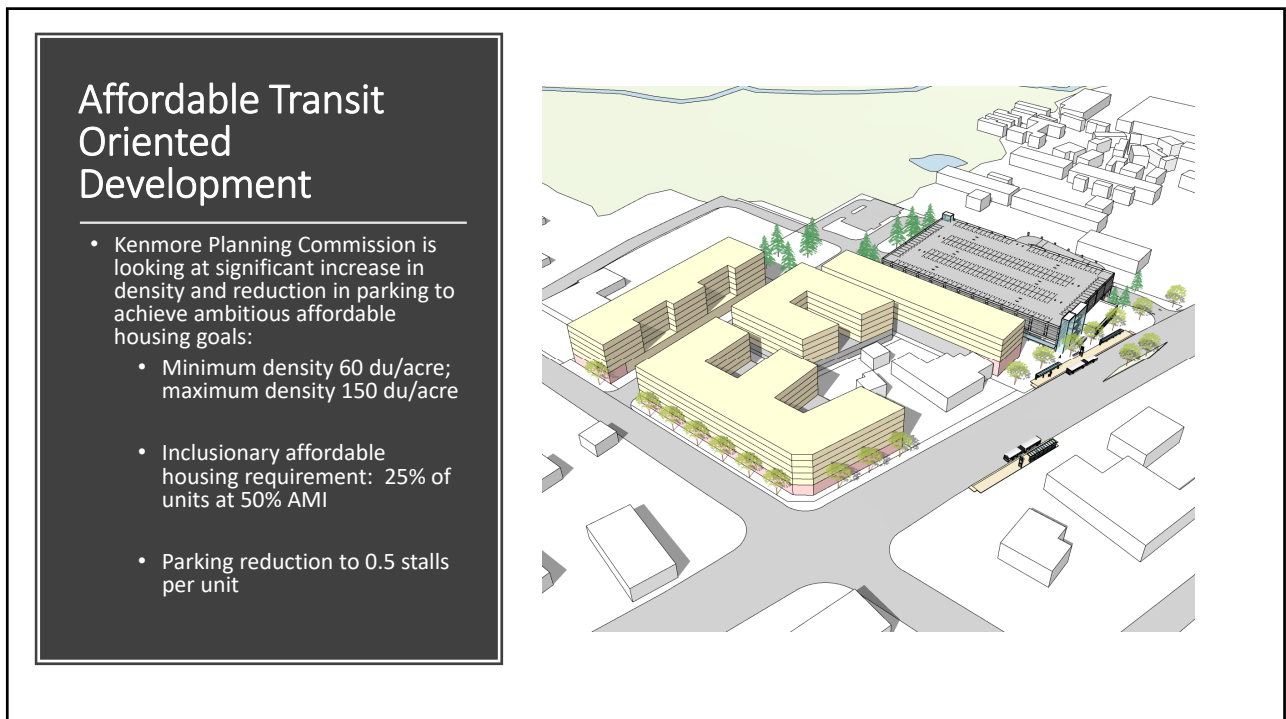
48



Missing Middle Housing

- City Council currently considering allowing duplexes and triplexes throughout the City's main single-family residential zoning district (R-6). A Commerce grant will help the City look at additional types and locations for "Missing Middle" housing.

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Affordable Transit Oriented Development

- Kenmore Planning Commission is looking at significant increase in density and reduction in parking to achieve ambitious affordable housing goals:
 - Minimum density 60 du/acre; maximum density 150 du/acre
 - Inclusionary affordable housing requirement: 25% of units at 50% AMI
 - Parking reduction to 0.5 stalls per unit

50



Residential Tenant Protections

Approved measures in Kenmore:

- Increasing notice for rent increases
- Capping late fees, move-in fees and deposits
- Authorizing tenant payment plans
- Prohibiting the requirement for a Social Security number in screening materials, and
- Authorizing alteration of rent due date due to tenant's fixed income.
- Just cause eviction protections comparable to State law and removal of just cause exemptions
- Ban on abusive, deceptive, and unfair practices in rental housing

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Kenmore: Plymouth Affordable Housing Project

- City is donating the land and allocating \$3.2 million in American Rescue Plan Act funds.
- ARCH Trust Fund commitment of \$3 million
- City development agreement will achieve a dense, affordable, energy efficient project with minimal parking
- Partners: Plymouth Housing, Walsh Construction and Environmental Works

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**Kenmore:
Plymouth Affordable
Housing Project**

- 100 units at 30% of AMI for seniors, veterans, individuals with disabilities, and formerly homeless individuals
- Bastyr University partnership to provide a community wellness clinic and apothecary/tea house on the ground floor
- Plan to break ground in 2023
- Residents move in late 2024

53

Collective Accomplishments

- Produced or preserved over 5,200 units with \$88 M in local investment through the Housing Trust Fund, leveraging approx. \$1 B in other funding
- Assisted 10 cities to adopt local incentive or inclusionary housing programs, yielding 2,800 affordable units and another 800 units in pipeline
- Established monitoring systems and procedures to ensure continued affordability and compliance
- Helped hundreds of low and moderate income households achieve homeownership, creating over \$90 M in appreciation for owners
- Worked on more than 50 policies, plans, code amendments or regulations for cities aimed at creating more housing

54

54