

A Regional Coalition for Housing (ARCH)

2020 Administrative Budget and Work Program

Yarrow Point City Council | January 14, 2019

Lindsay Masters, ARCH Executive Manager



*Beaux Arts Village -
Bellevue - Bothell -
Clyde Hill - Hunts Point
Issaquah - Kenmore -
King County - Kirkland -
Medina - Mercer Island
Newcastle - Redmond -
Sammamish - Woodinville
- Yarrow Point*

Agenda

ARCH Overview

Program Areas and 2019 Highlights

Regional Community Impact

Homeownership Program Assessment

2020 Work Program and Budget

Housing Trust Fund Parity Goals

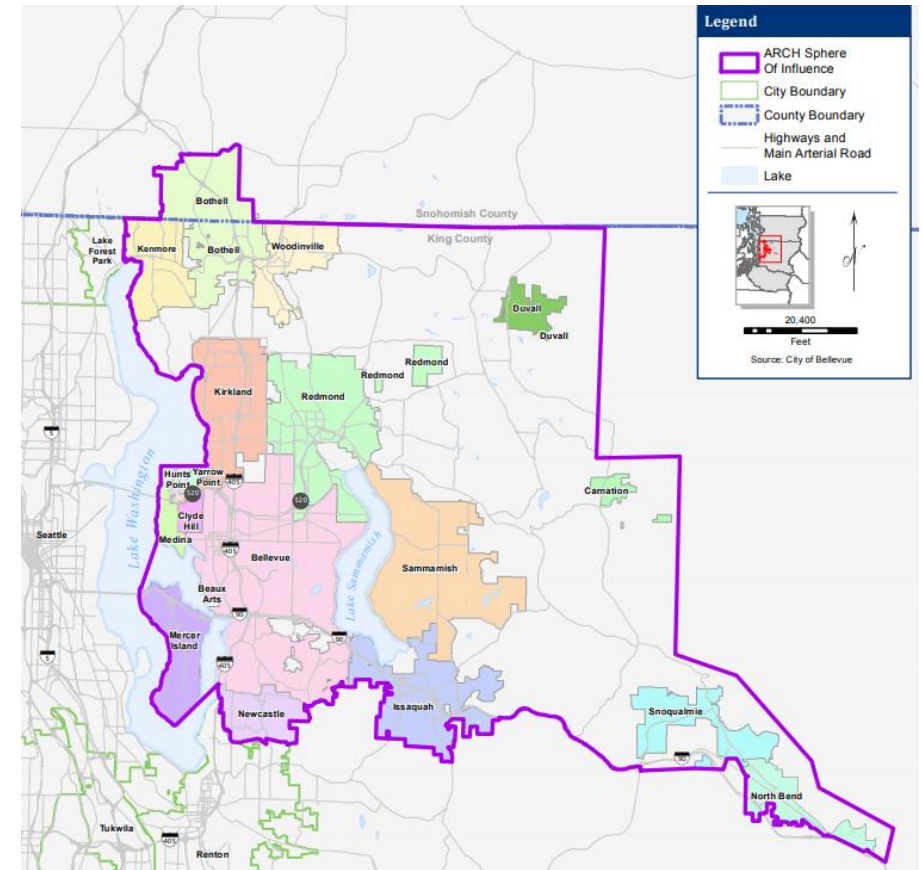
ARCH Overview: Purpose and Membership

Interlocal Agency: A joint and cooperative undertaking of East King County communities established in 1993 via Interlocal Agreement

Purpose: To provide a framework for cities in East King County to cooperatively plan for and provide affordable housing

Members:

Beaux Arts	Bellevue	Bothell	Clyde Hill
Hunts Point	Issaquah	Kenmore	Kirkland
Medina	Mercer Island	Newcastle	Redmond
Sammamish	Woodinville	Yarrow Point	King County



ARCH Overview:

Governance / Organizational Structure

Role of ARCH Executive Board

- Makes recommendations to members on planning, policy and funding; ARCH work program / budget
- Provides oversight of agency operations

Role of Member Councils

- Approve annual Work Program and Budget
- Approve specific Housing Trust Fund allocations and associated funding conditions (following recommendation by Citizen Advisory Board and Executive Board)
- Consider policy recommendations by the ARCH Executive Board

2019 Highlights

Two project openings, two project groundbreakings

Released 2019 Funding Guidelines (~\$6 million in funding)

Received 9 applications for projects proposing over 1,000 units/beds; recommendations expected in December

Collaborated with multiple agencies on transit-oriented development projects



Program Area: Investment in Affordable Housing



Pool regional funds to invest in affordable housing projects



Partner in statewide funding coordination to leverage public and private sources of financing



Strategically support use of surplus public land at discounted cost



Work with project sponsors to prepare projects for funding

2019 Project
Opening:
30 Bellevue
Apartments
*Imagine
Housing and
St. Luke's*

- 63 affordable homes serving families with incomes from 30% AMI to 60% AMI, studios to 3BR
- \$570k Housing Trust Fund investment, including direct funding and fee waivers
- Partnership with St. Luke's Lutheran Church
- Half of units are reserved for homeless households who receive supportive services



2019 Project Opening: Sammamish Cottages *Habitat for Humanity*

- 10 affordable homes serving families with average income of \$50,293
- Families worked a total of 2,350 hours to build their homes.
- Average sale price of \$232,000
- \$972k Housing Trust Fund investment, including fee waivers and land donation by City of Sammamish



2019
Groundbreaking:
Women and
Family Shelter
*Sophia Way and
Catholic
Community
Services*

- First 24-7 shelter on Eastside for women and families
- \$2.5 million Housing Trust Fund investment, including land purchase by City of Kirkland
- Partnership with Holy Family Parish and Salt House Church
- Expected opening fall 2020



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2019
Groundbreaking:
Capella at
Esterra Park
*Imagine Housing
and Inland Group*

- 261 units of affordable workforce housing
- \$5.7 million Housing Trust Fund investment
- Located close to jobs, open space and amenities in new Esterra Park master planned community, 1-minute walk to Overlake Village Transit Station
- Onsite YMCA early childhood development center



2019 Highlights

Supported MFTE adoption in Woodinville, Kenmore

Supported manufactured housing community preservation in Kenmore

Adopted shared state legislative priorities (condo reform, local funding options)

Forwarded recommendation memo to implement HB 1406

Staff for new GMPC Affordable Housing Committee



Program Area: Housing Policy and Planning



Promote land use and development regulations to create affordability (e.g., incentive and inclusionary housing policies, ADU standards, etc.)



Support Housing Strategy Plans; Draft Housing Elements of Comprehensive Plans; Assist with creation of neighborhood plans



Participate in state and federal legislative policy and advocacy



Represent EKC in regional planning efforts (e.g., Regional Affordable Housing Task Force)

2019 Highlights

Comprehensive
audit/consultant evaluation of
homeownership program

Developed new reporting
measures to monitor program
activity

Board authorized additional
staffing for compliance/
program administration

Initiated collection of
demographic data evaluate
program access



Program Area: Housing Program Administration / Stewardship



Prepare funding program and land use incentive contracts



Monitor long term affordability and loan repayments



Maintain interest list of income-eligible households; Market
newly available affordable ownership and rental housing



Oversee initial sales and resales of below-market ownership
homes

2019 Highlights

Collaboration with Eastside Interfaith Social Concerns Council on workshop for faith communities, affordable housing providers, and cities

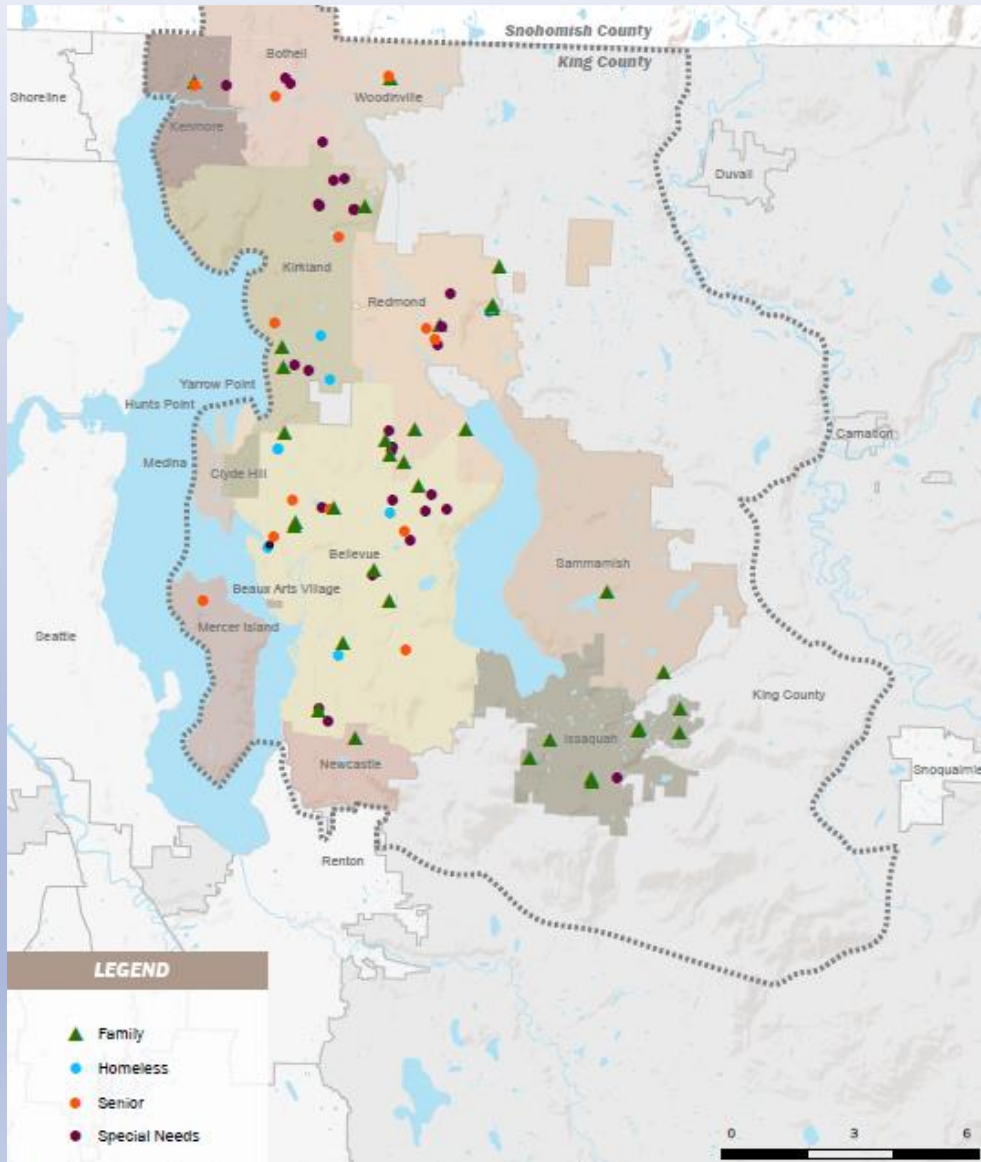
In Q1-Q3, processed 488 new applications for ARCH mailing list

Program Area: Education and Public Outreach

- Assist community members seeking affordable housing
- Generate outreach materials to educate the broader public
- Plan educational events for member city councils, staff and community members
- Present community awards to recognize persons, projects and programs that result in outstanding housing efforts.
- Build connections with and among community stakeholders (faith communities, developers, nonprofits and others interested in housing issues)



Regional Community Impact: Housing Trust Fund Production

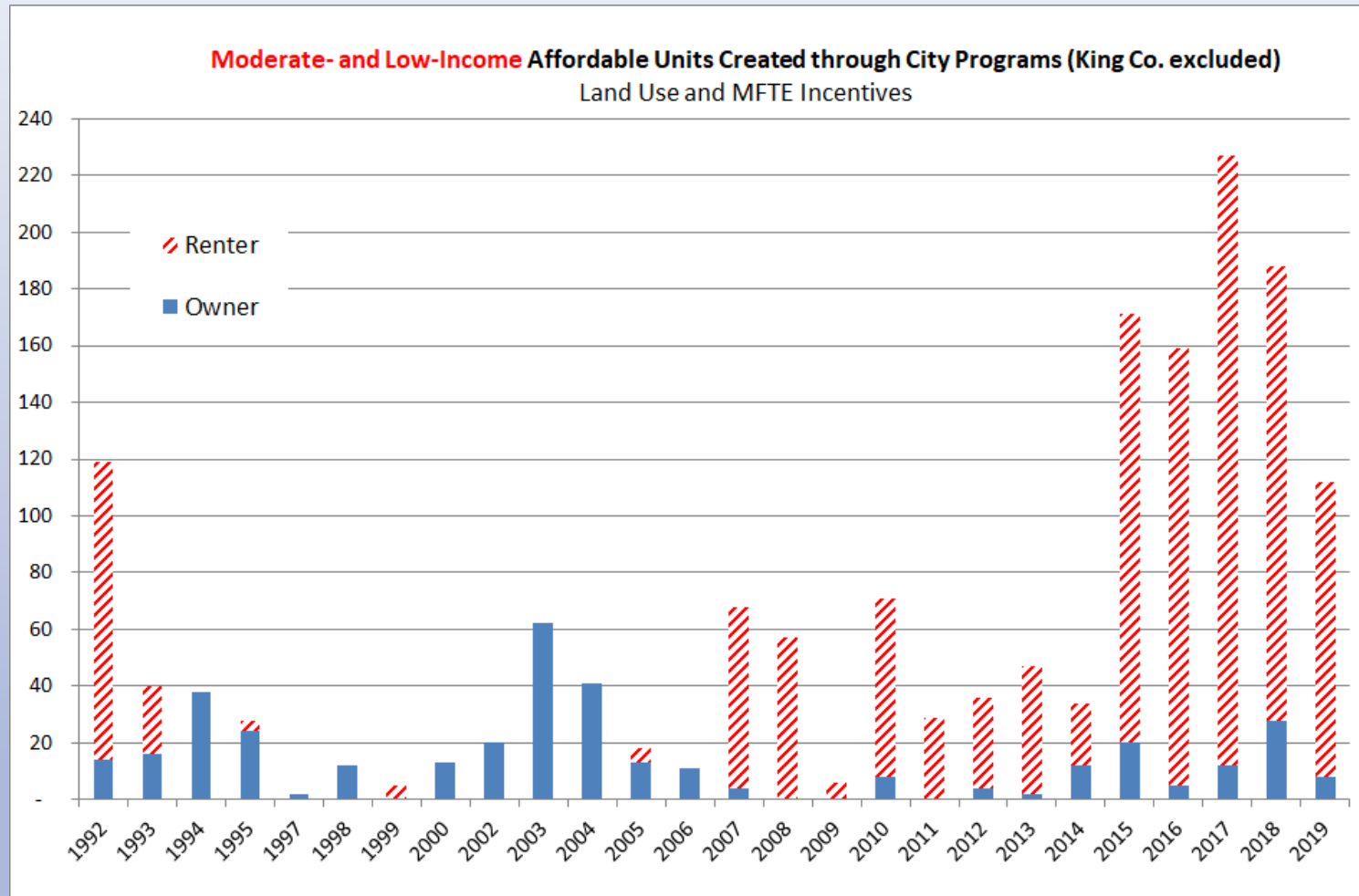


Housing Type	Number of Units/Beds*	Investment**
Family	2,331	\$36,798,511
Senior	669	\$10,478,642
Homeless	480	\$12,244,513
Special Needs	165	\$3,470,167
TOTAL	3,645	\$62,991,833

*includes projects under development

**includes loans/grants, land , and fee waivers

Regional Community Impact: Incentive/Inclusionary Production



Land use incentives most common (10 cities)

- 7 cities have mandatory approaches (or both mandatory and voluntary)
- 1 city has applied to commercial development
- 4 cities offer a payment option

Growing use of property tax incentive (7 cities)

Other forms of incentives:

- Fee waivers
- Parking reductions
- Priority permitting

Homeownership Program Assessment Summary

Assessment of Homeownership Program

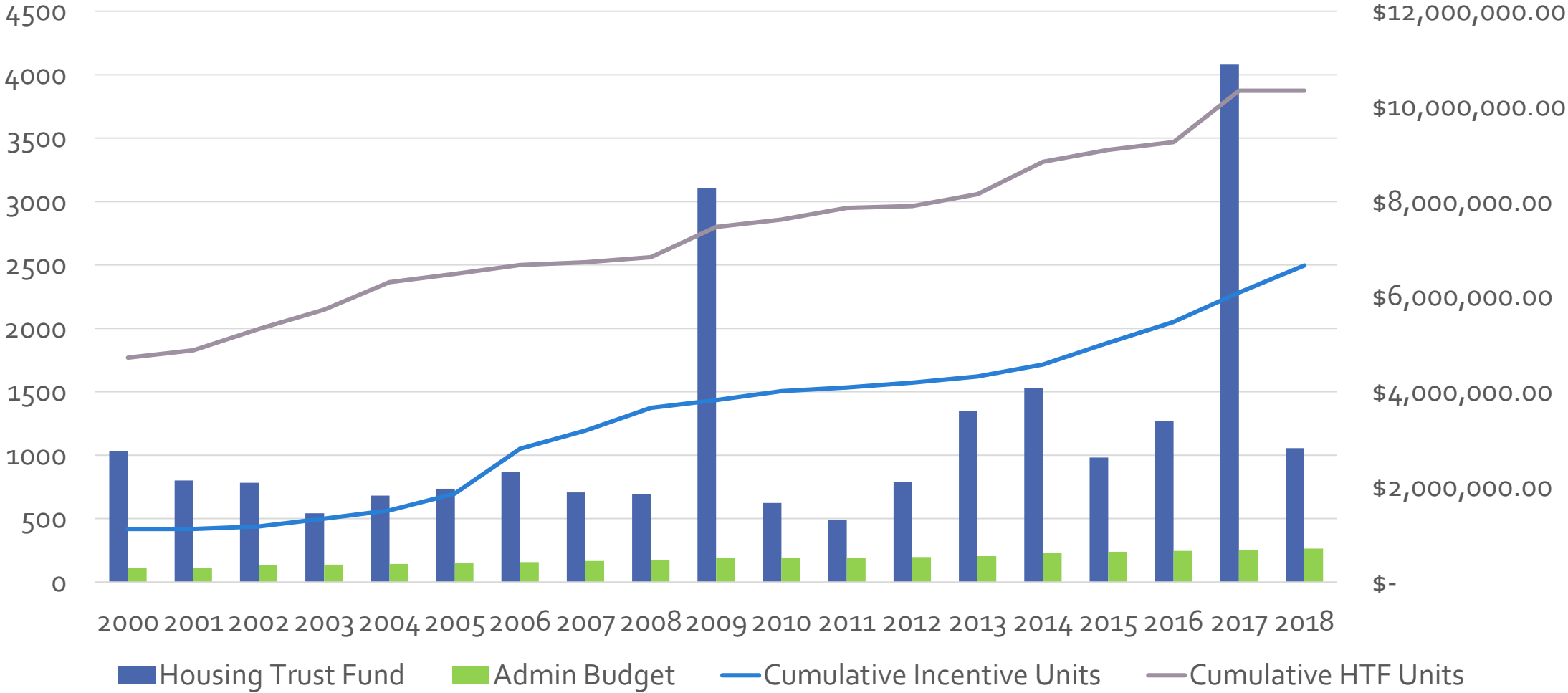
The program is serving targeted income households and provides meaningful opportunities to build home equity.

ARCH staffing has not kept up with the growth in programs it oversees.

Need for more active monitoring as the value of ARCH units relative to the market has grown.

Overall, compliance violations represent a small minority of units in the program.

ARCH Funding and Affordable Unit Production



Homeownership Program Recommendations

Recommendations

- Expand staffing
- Strengthen enforcement
- Strengthen requirements
- Improve systems

2020 Work Program and Budget Highlights

BUDGET

- Continuation of 2 new staff positions focused on compliance monitoring/program administration
- Continuation of student intern positions to provide administrative support
- Software licensing for upgraded database system
- Consultant budget for database development and website upgrades

WORK PROGRAM

- ★ Provide excellent stewardship of affordable housing assets
- ★ Develop measurable goals for production and preservation of affordable housing across ARCH member communities
- ★ Eastside Plan for Equitable Transit-Oriented Development
- ★ Continue to support proposals for dedicated revenue sources for affordable housing
- ★ Evaluate options for expanding ARCH's capacity to accomplish its broader mission – *board commitment*
- Explore a shared legislative agenda to advance housing priorities at the state level
- Develop inventory of promising public and nonprofit property
- Explore outreach and partnerships to promote ADU development

ARCH 2020 Budget

	2019	2020
ARCH Total	\$724,400	\$1,110,097
Yarrow Point	\$1,750	\$2,401

ARCH Executive Board Recommends:

- \$1.1 M baseline budget from members
 - (includes 2.0 FTE)
- Per capita allocation based on population

ARCH Housing Trust Fund: Parity Goals

	2018 contribution	2019 contribution	Low Goal	High Goal
Yarrow Point	\$8,310	\$1,250	\$0	\$6,446
All Cities	<u>\$1,697,062</u> (\$1,383,650 gen fund plus \$313,412 CDBG)	<u>\$2,128,712</u> (\$1,764,090 gen fund plus \$364,622 CDBG)	\$1,839,000	\$3,844,000

2019
ARCH HOUSING TRUST FUND
RECOMMENDATIONS

SAMMA SENIOR APARTMENTS



Applicant: Imagine Housing

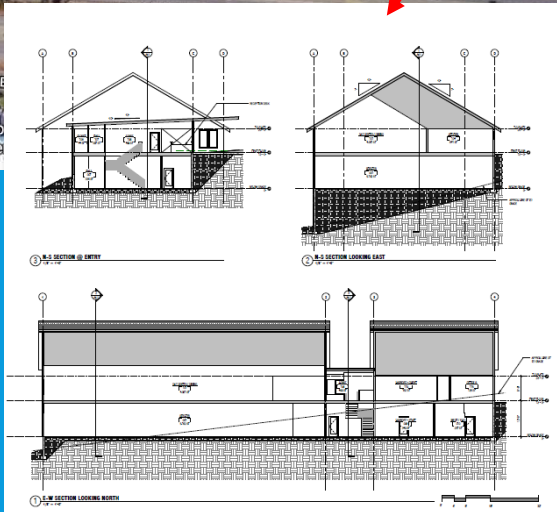
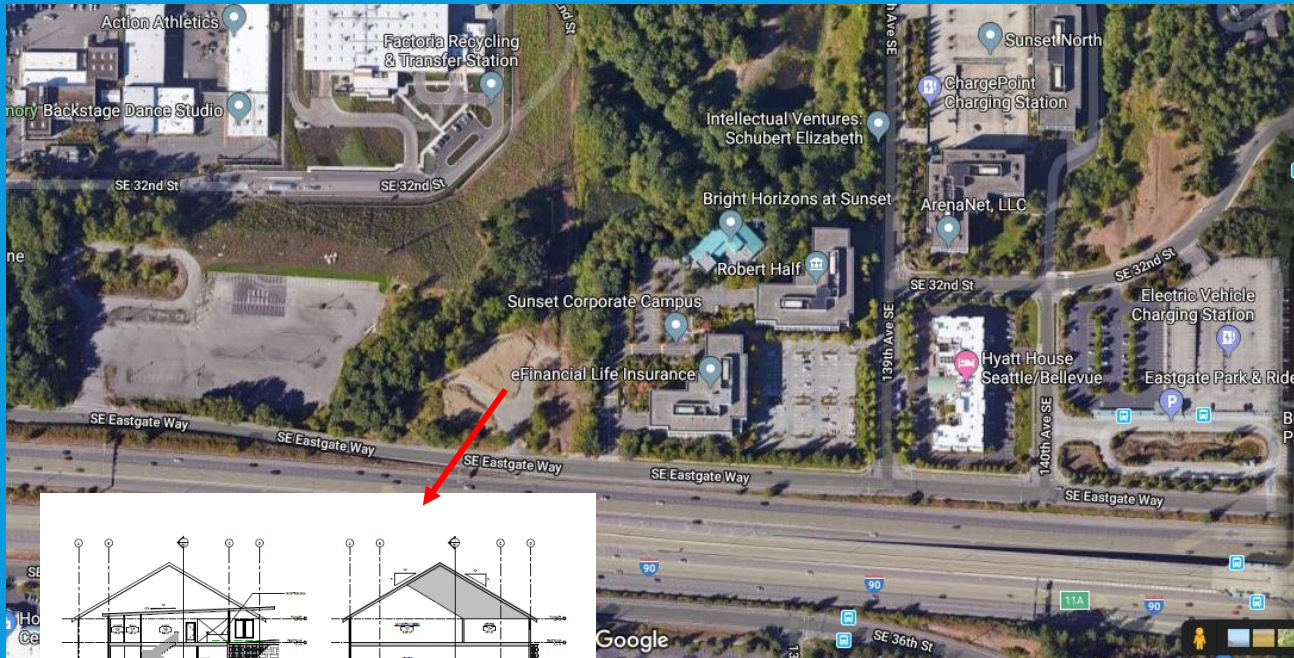
Funding Recommended:
\$750,000

54 affordable senior units (40-60% AMI)

Set-asides: Veterans, homeless seniors

Location: 17816 Bothell Way NE,
Bothell WA

EASTSIDE MEN'S SHELTER



Applicant: Congregations for the Homeless

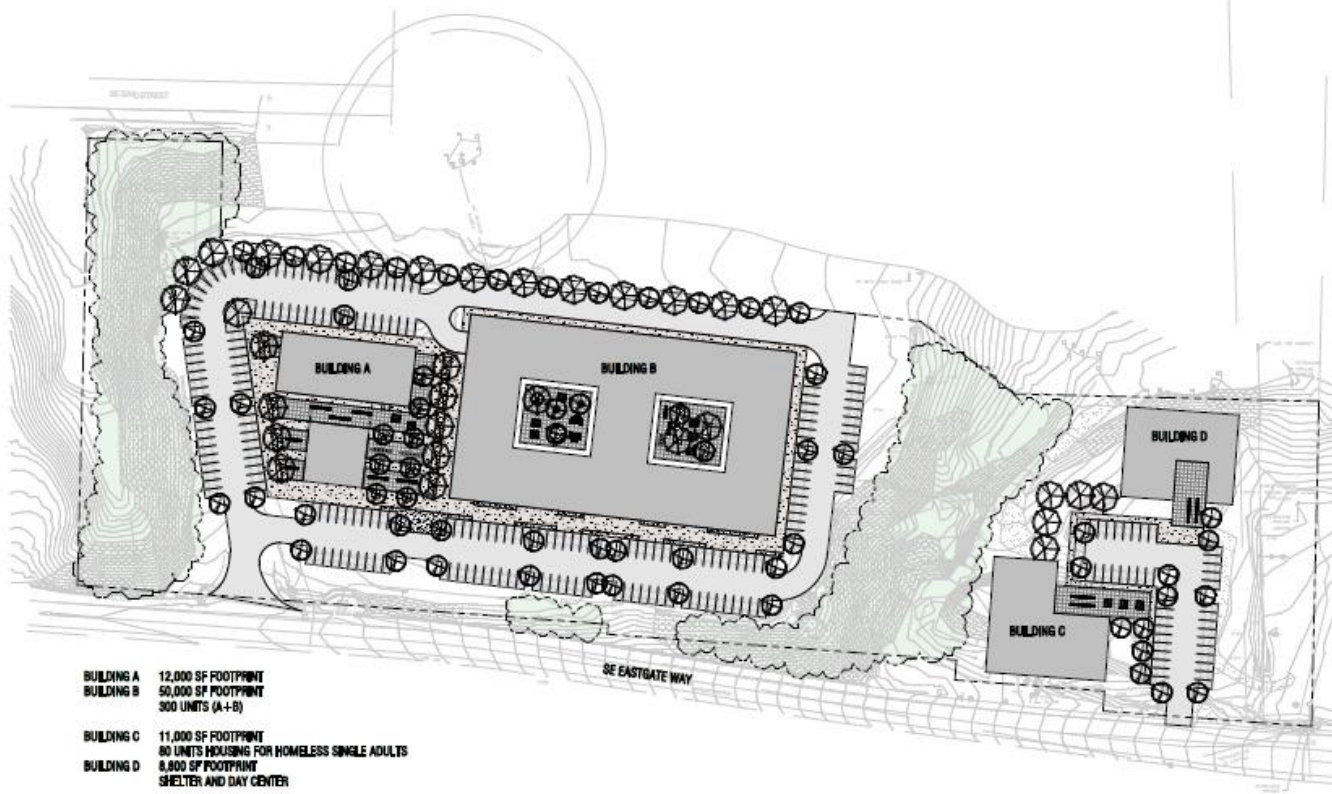
Development Consultant: Horizon Housing Alliance

Funding Recommended: \$500,000 additional

100 year-round shelter beds for homeless men

Location: 13620 SE Eastgate Way, Bellevue, WA

POLARIS AT EASTGATE



Applicant: Inland Group

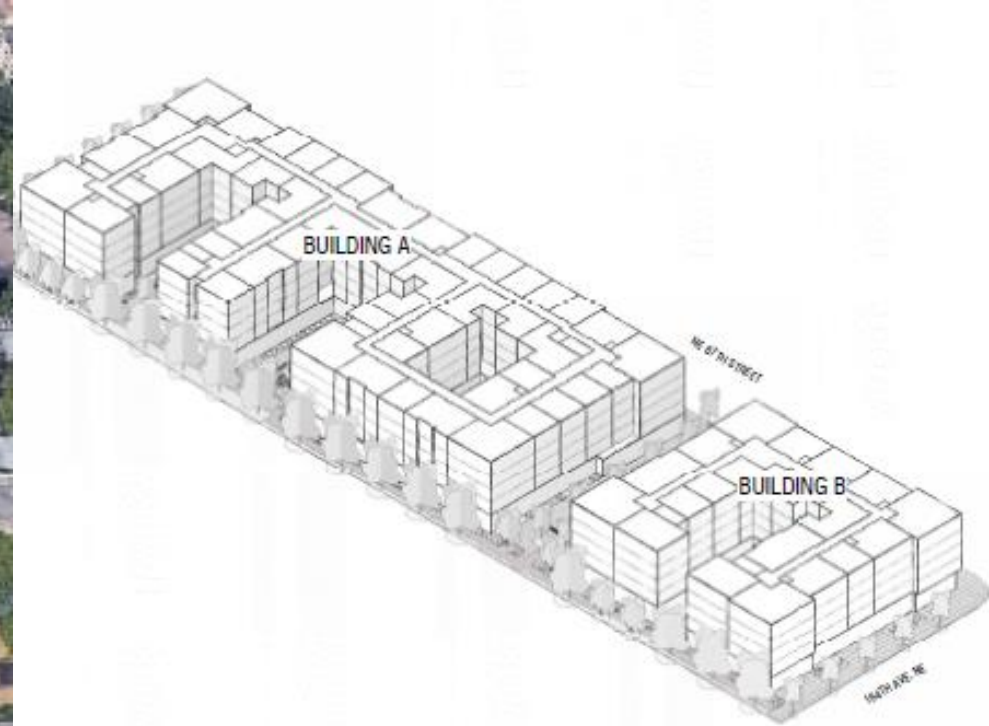
Funding Recommended:
\$575,000

298 affordable rental housing
units (60% AMI)

Set-asides: Families with
children, disabled

Location: 13620 SE Eastgate
Way, Bellevue, WA





TOGETHER CENTER REDEVELOPMENT

Applicant: Horizon Housing Alliance and Inland Group

Partners: Together Center, Hopelink

Funding Recommended: \$2.75 million

9% Phase: 80 units | 4% Phase: 204 units (Combined 284 rental units 30-60% AMI)

Set-asides: Homeless families

Location: 16225 NE 87th St., Redmond WA

ADULT FAMILY HOME 8 AND SHARED LIVING HOME 1



COMMUNITY HOMES

Applicant: Community Homes, Inc.

Adult Family Home 8

Funding Recommended: \$150,500

5 beds (1 house) for developmentally disabled
with live-in caretaker

Location: TBD

Shared Living Home 1

Funding Recommended : \$100,500

3 Beds (1 house) for developmentally disabled
with live-in caretaker

Potential Location: Newcastle



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	Samma Senior Apartments	East King County Men's Permanent Shelter	Polaris at Eastgate Apartments	Together Center Redevelopment	Community Homes Shared Living	Community Homes Adult Family Home	Women and Family Shelter	Total Recommended Funding
Recommended Funds	\$750,000	\$500,000	\$575,000	\$2,750,000	\$100,500	\$150,500	\$175,000	\$5,001,000
General Funds								
Bellevue		\$228,920	\$263,290	\$1,259,060	\$46,010	\$68,910	\$0	\$1,866,190
Bothell		\$10,910	\$12,550	\$60,030	\$2,190	\$3,290	\$0	\$88,970
Clyde Hill		\$4,570	\$5,250	\$25,100	\$920	\$1,370	\$0	\$37,210
Hunts Point		\$470	\$530	\$2,580	\$90	\$140	\$0	\$3,810
Issaquah		\$24,430	\$28,100	\$134,380	\$4,910	\$7,350	\$0	\$199,170
Kenmore		\$7,980	\$9,180	\$43,890	\$1,600	\$2,400	\$0	\$65,050
Kirkland		\$118,840	\$136,675	\$653,600	\$23,890	\$35,770	\$175,000	\$1,143,775
Medina		\$2,340	\$2,680	\$12,860	\$470	\$700	\$0	\$19,050
Mercer Island		\$13,120	\$15,090	\$72,150	\$2,640	\$3,950	\$0	\$106,950
Newcastle		\$4,570	\$5,240	\$25,130	\$920	\$1,380	\$0	\$37,240
Redmond		\$59,980	\$68,980	\$329,910	\$12,060	\$18,050	\$0	\$488,980
Sammamish		\$17,560	\$20,200	\$96,600	\$3,530	\$5,290	\$0	\$143,180
Woodinville		\$5,430	\$6,235	\$29,860	\$1,090	\$1,630	\$0	\$44,245
Yarrow Point		\$880	\$1,000	\$4,850	\$180	\$270	\$0	\$7,180
CDBG Funds	\$750,000							