



A Regional Coalition for Housing

2023 Administrative Budget and Work Program

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October 3, 2022

Direction Requested

- Approve staff to prepare legislation approving the ARCH 2023 Budget and Work Program.



Agenda

- Celebrating 30 Years of Collaboration
- 2023 ARCH Administrative Budget
 - Focus for new capacity
 - Bellevue share of budget
- 2023 ARCH Work Program
 - Priorities
 - Bellevue Work Program Activities

A Regional Coalition for Housing

- Founded in 1992 by visionary leaders in Bellevue, Kirkland, Redmond and King County
- An innovative approach to tackling affordable housing across local jurisdictions

This Interlocal Agreement ("Agreement") is entered into by and between the Cities of Bellevue, Kirkland and Redmond, municipal corporations organized under the laws of the State of Washington, and King County, a subdivision of state government. This Agreement is made pursuant to the Interlocal Cooperation Act, chapter 39.34 RCW, and has been authorized by the legislative body of each jurisdiction.

WHEREAS, Eastside communities have a common goal to ensure the availability of housing that meets the needs of all income levels; and

WHEREAS, Eastside communities desire to provide a sound base of housing policies and programs on the Eastside and to complement the efforts of existing organizations to address Eastside housing needs; and

WHEREAS, citizen housing task forces were formed by the City of Bellevue and the City of Kirkland to make recommendations concerning how local governments could better meet affordable housing needs on the Eastside; and

WHEREAS, the City of Redmond adopted policies supporting an active approach to increasing the supply of affordable housing for Redmond residents; and

WHEREAS, staff from Bellevue, Kirkland, Redmond and King County formed a study group to review the recommendations of the Housing Task Force and to review the feasibility of addressing such affordable housing needs on a cooperative basis; and

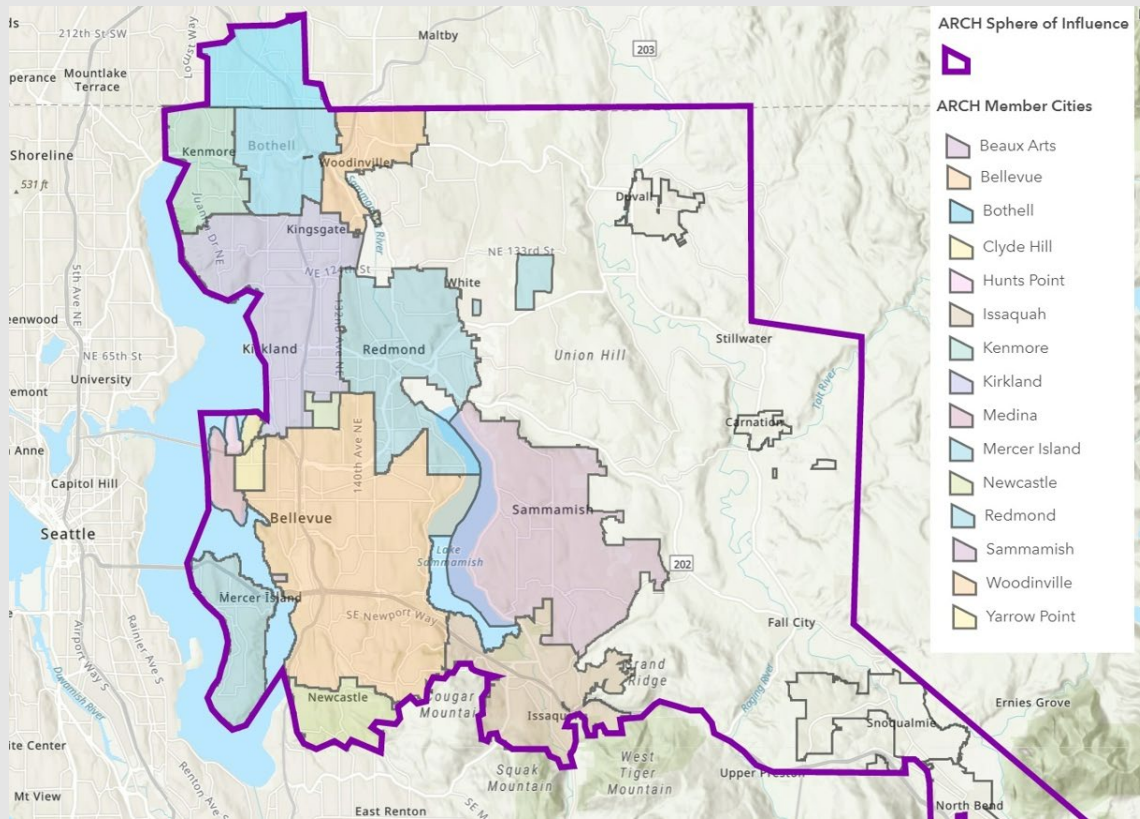
WHEREAS, the parties have determined that the most efficient and expeditious way for the parties to address Eastside affordable housing needs is through cooperative action by the parties; and

WHEREAS, the intent of this cooperative undertaking is not to duplicate efforts of non-profit corporations and other entities already providing affordable-housing-related services; now therefore,

IT IS HEREBY AGREED AS FOLLOWS:

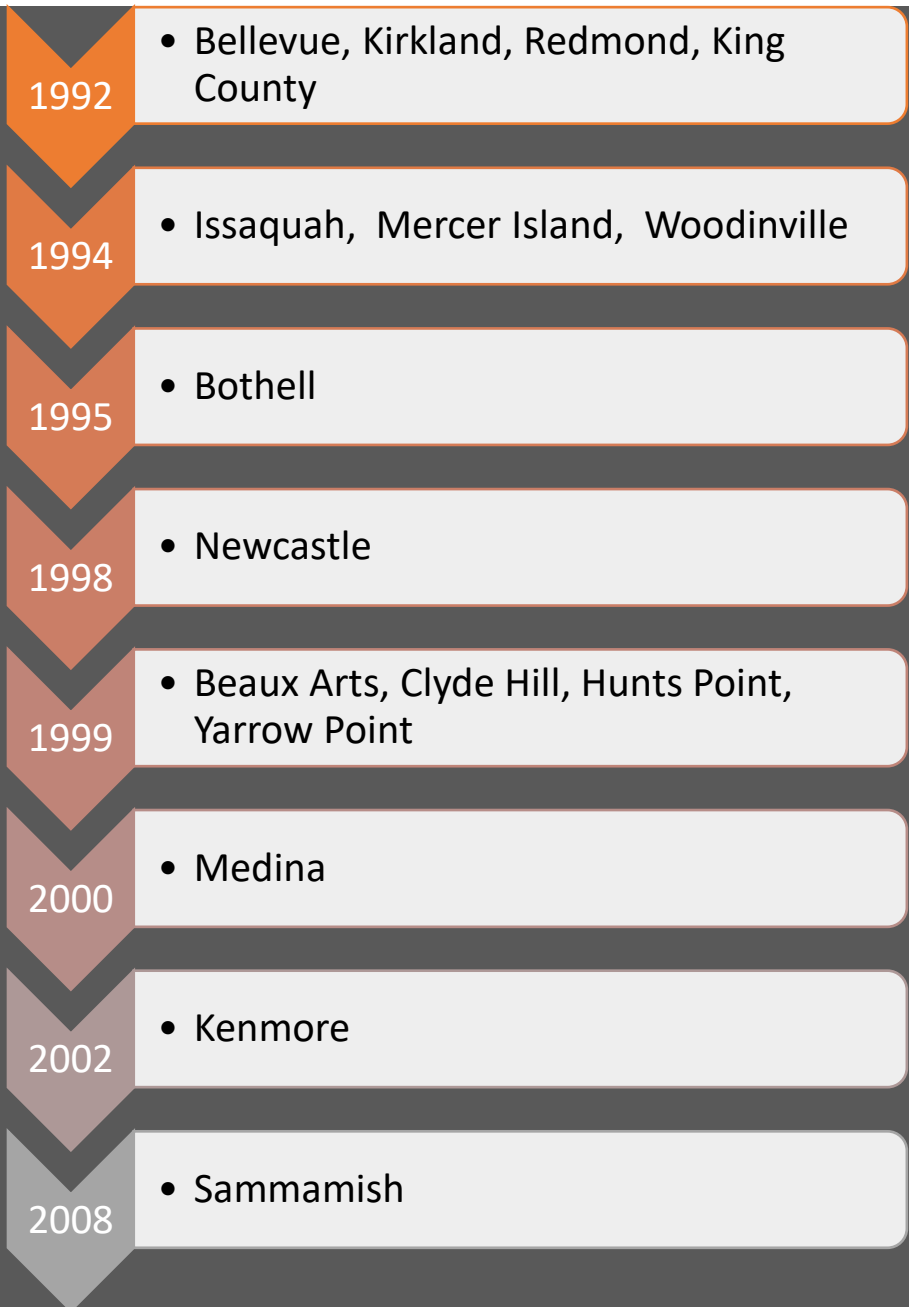
1. **PURPOSE.** All parties to this Agreement (hereinafter referred to as "Parties") have responsibility for local and regional planning for the provision of housing affordable to citizens that work and/or live on the Eastside. The Parties desire to act cooperatively to formulate affordable housing goals and policies and to foster efforts to provide affordable housing by combining public funding with private-sector resources. The Parties further intend that this interlocal agreement serve as the legal basis for all Eastside communities to cooperate in planning for and providing affordable housing; the Parties therefore encourage other Eastside communities to join the initial Parties in this endeavor.

2. **STRUCTURE.** To accomplish the purposes of this Agreement, the Parties hereby create an administrative entity to be called A Regional Coalition for



“ARCH has a proven record of building affordable housing, helping cities implement best policies, and maintaining those assets over time.”

-Cedar River Group Assessment, Sept. 2021





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

Leading the way in housing innovation

- A recognized model for housing collaboration, ARCH's approach has now expanded to communities in South King County, Snohomish County and Pierce County.



2023 Administrative Budget

- Continuation of multi-year plan for phased growth in capacity
- Net new 2.0 FTE positions
 - Focused on program administration and stewardship of affordable units created through city incentives, e.g., MFTE
 - One-time reserves for consultant support; future evaluation of longer-term planning needs among members
- New costs allocated to base member dues and increase in projected fee revenue
 - Bellevue 2023 contribution is \$429,021 (up from \$344,457 in 2022; +\$84,564)
 - Funding in City Manager's preliminary budget

ARCH Work Program Overview

Affordable Housing Investment

Housing Trust Fund

Bellevue Housing Stability Program

Special Projects

Policy and Planning

Local Policy, Planning and Code Development

Interlocal/ Eastside Planning

State Legislative

Regional/ Countywide Planning

Incentive Program Administration

Inclusionary Programs

Voluntary Bonus Programs

MFTE Programs

Stewardship of Affordable Housing

Homeownership Program

Rental Program

Outreach and Education

Housing 101 / Education

Assisting the Public with Housing Search

Marketing Affordable Housing

Administration

Executive Board, Community Advisory Board

Quarterly Reporting

Administering Agency Coordination

Organizational Assessment, Strategic Planning

2023 Work Program Priorities

- Housing needs analysis for all member cities in support of Comp Plan Updates
- Analysis to show how Comp Plans can accommodate housing needs required in GMA/CPPs
- Report on production and preservation in the ARCH region
- Advance proposals for dedicated revenue sources for affordable housing in East King County
- Continue to expand capacity

2023 Work Program Priorities

- New compliance tools for evolving programs
- Provide excellent stewardship of affordable housing assets
- Support policies to reduce cost burden in affordable housing in partnership with cities
- Advance high impact projects in the pipeline
- Strategic planning process to guide the ARCH coalition into the future

ARCH Work Program Activities in Bellevue

- Bellevue's Affordable Housing Strategy implementation:
 - Development on public, non-profit and faith-based owned land
 - Analysis of affordable housing density incentives in Wilburton, Comp Plan Update, C-1, Phase 2
 - Developer selection, funding strategy support for TOD sites on public lands including 130th



Ondina
249 units, 50 MFTE units @ 80% AMI



*Broadstone Gateway
190 units, 38 MFTE units @ 80% AMI*

ARCH Work Program Activities in Bellevue

- Administer housing incentive programs (voluntary density bonus, MFTE, impact fee waivers)
- Monitor and steward affordable rental and ownership homes
- Housing Needs Assessment advice and data support
- Affordable housing agreements at the Operations and Maintenance Facility East (OMFE) TOD project
- “Next Right Work” assistance

ARCH Work Program Activities in Bellevue

- Housing Stability Program (HB 1590 sales tax funds) Capital Funding Administration:
 - RFPs and technical assistance
 - Application review and analysis for interdepartmental staff committee
 - Funding coordination and leverage city funds
 - Financing agreements
 - Construction disbursements



Eastgate Supportive Housing
95 units, 92 @ 30% AMI

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