

2025 Housing Trust Fund ARCH Executive Board Recommendations

Bellevue City Council

February 24, 2026

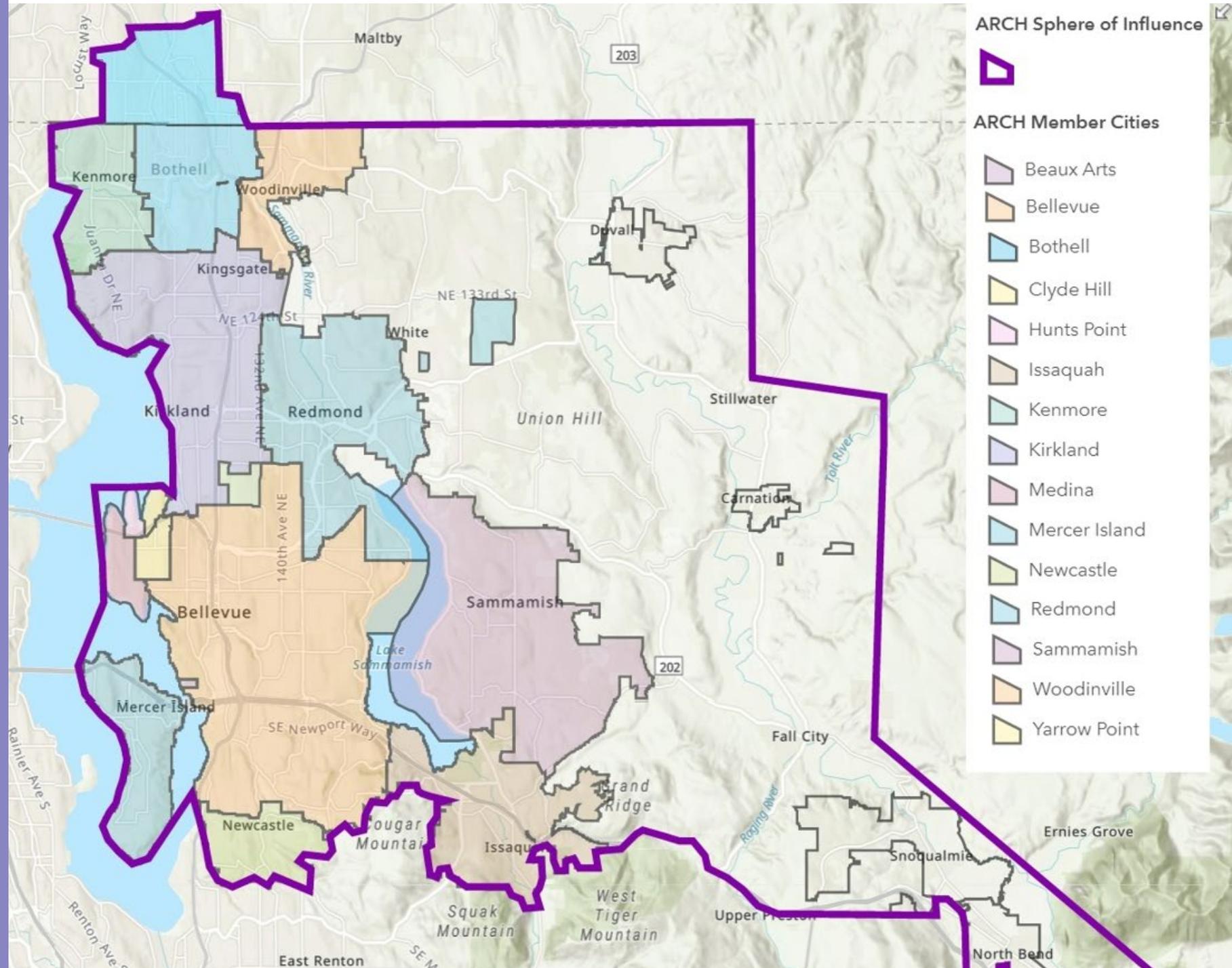


Direction

Consider directing staff to return with legislation approving funding allocations for the 2025 ARCH Housing Trust Fund Award Recommendations.

Mission

To preserve and increase housing for low- and moderate-income households in East King County



ARCH Interlocal Agreement

Purpose: Legal framework for local jurisdictions to act cooperatively in planning for and providing affordable housing

Key Responsibilities

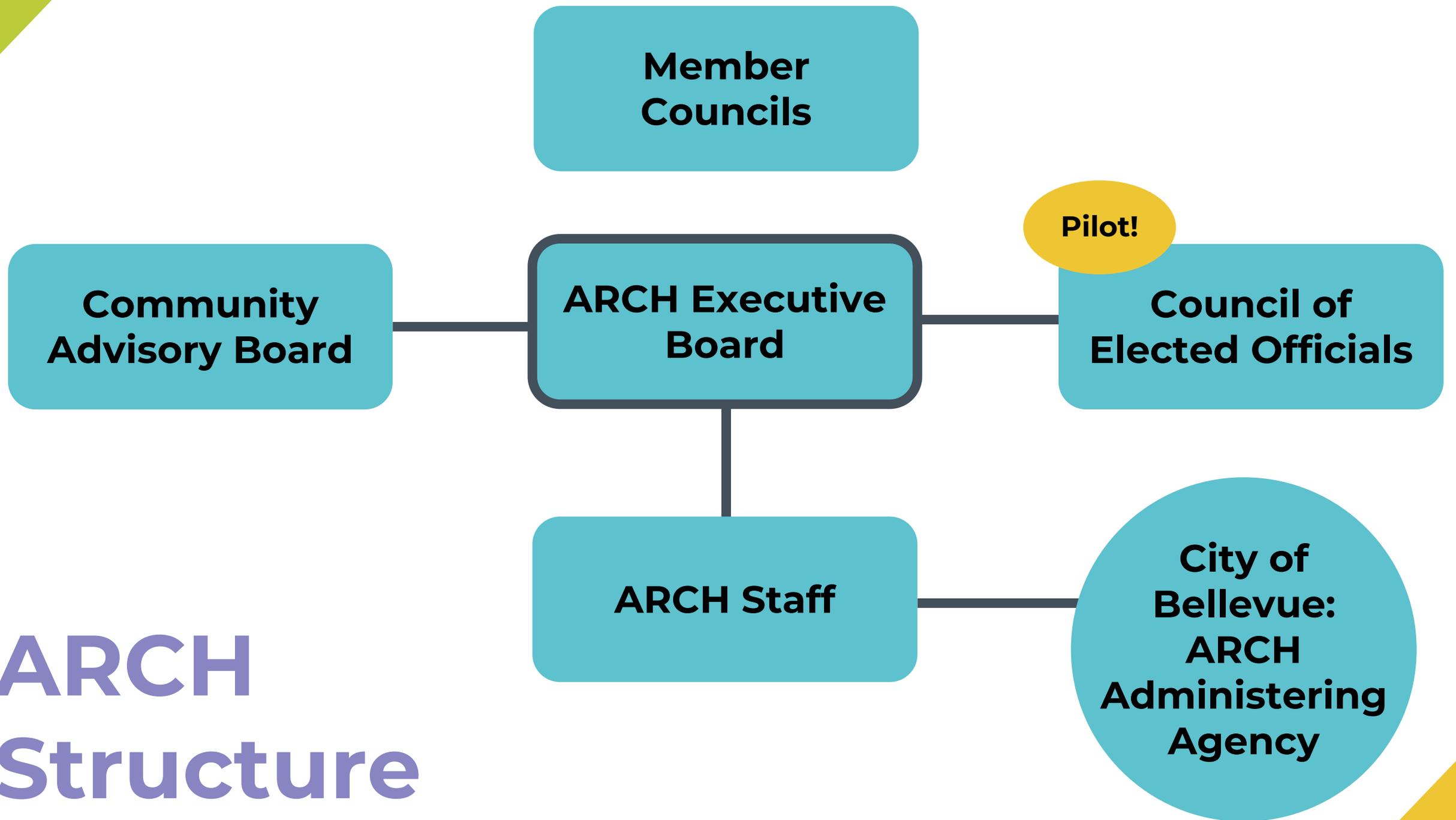
Policy, Planning, Technical Assistance

Funding, Project Implementation

Program Implementation, Stewardship

Public-Private Coordination

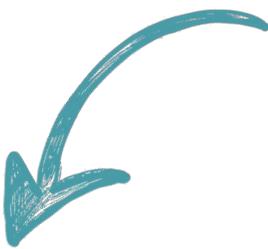
ARCH Structure



ARCH Strategies

ARCH's mission is to preserve and increase 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 create a sound base of housing policies and programs;
- Effectively stewarding affordable housing created through local policies and investment;
- Providing one clear point of contact for affordable housing development;
- Directly engaging the community with information and expertise; and
- Advancing policies that will help create more affordable housing faster.



ARCH
Investments
Program

Investment Programs



City of Bellevue
Housing Stability Program
& Affordable Housing Fund



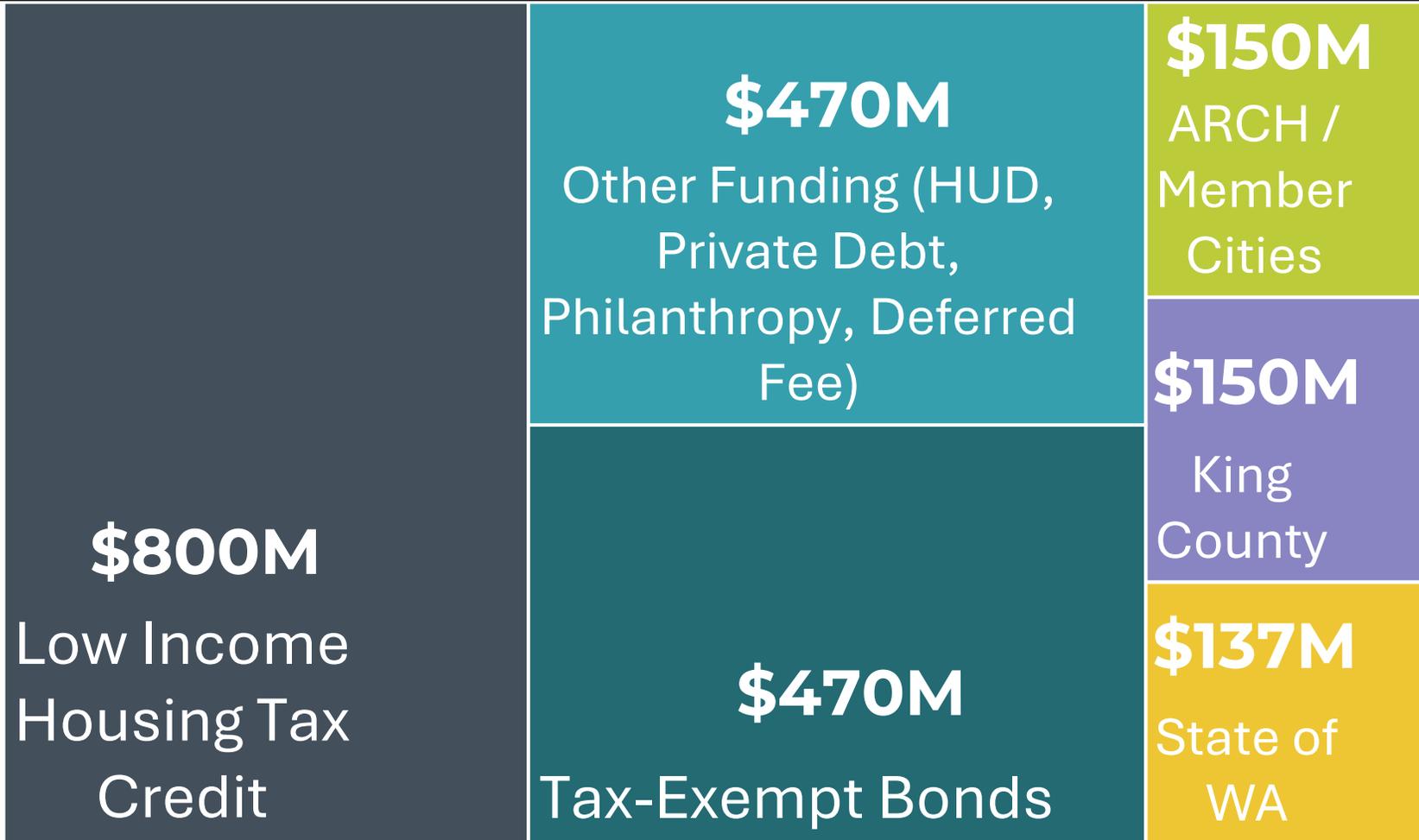
City of Issaquah
Inclusive Housing
Investment Pool



ARCH Housing Trust Fund

- ARCH members contribute annually to a shared housing investment pool
- Over \$120 million invested in East King County since 1992
- 110 projects in total
- Over 6,000 units of housing in total

ARCH Projects Funding Sources 1993-2025



ARCH Housing Trust Fund

- Program to date: Over \$13 dollars in other public and private funds for every \$1 in local investment
- Total funding over \$2 Billion

2025 Funding Round

\$5.2M in the ARCH Trust Fund

\$4.6M member contributions, loan repayments, interest earnings, de-obligations

\$616,000 CDBG awarded through ARCH

\$1.3M Bellevue's Contribution



\$10M Bellevue Affordable Housing Fund

\$20M Bellevue Housing Stability Program

\$1.88M Issaquah Inclusive Housing Investment Pool

2025 ARCH HTF Priorities

1

Timely Delivery of Housing

- Ability to advance through entitlement and permitting process quickly
- Ability to secure other sources in a timely manner

2

Maximizing Unit Creation with ARCH Investment

- Leveraging private investment
- Maximizing competitiveness of other sources
- Cost Effective Development

3

Other Objectives

- Target populations, geographic equity, preservation, transit-oriented development, racial equity, shelter & supportive housing, and sustainable & environmentally friendly solutions

Application Summary

Proposed projects in 5 cities



Project types



Multifamily Rental



Homeownership



Group Homes For
People With
Disabilities



New Construction



Acquisition

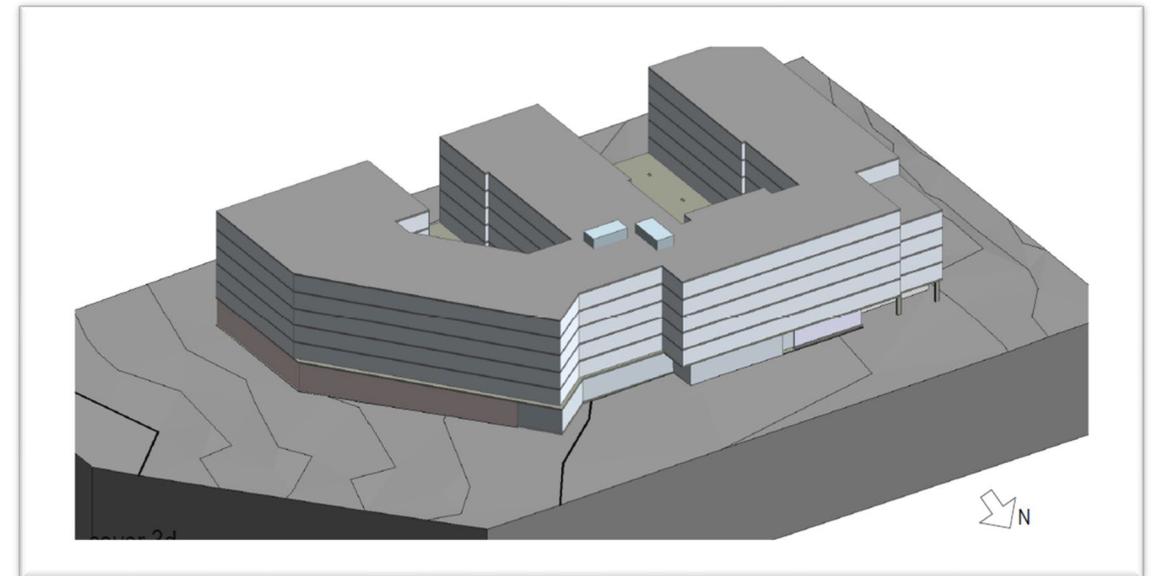




City of Bothell™

Bothell Urban

- Location: Thorsk St and Pop Keeney Way
- Applicant: BRIDGE Housing Corp.
- Funds Requested: \$1,500,000
- **Recommended Award: \$1,500,000**
- 200 Units (1br, 2br, and 3br)
- 30%, 50%, and 60% AMI
- Over 50% of homes are family-sized units with two and three bedrooms developed on surplus City of Bothell property



Altaire at East Main

- Location: 991 118th AVE SE, Bellevue
- Applicant: Hopelink & SRM Development
- Funds Requested: \$1,000,000
- Recommended Award: \$500,000
- 146 units (1br, 2br, and 3br)
- 30%, 40%, 50%, and 60% AMI
- Set-asides for households exiting homelessness with services provided by Hopelink



Forest Edge

- Location: 2650 148th Ave SE, Bellevue
- Applicant: Imagine Housing
- Funds Requested: \$2,000,000
- Recommended Award: \$500,000
- 100 units, Studio to 3-bedrooms
- 60% AMI
- Surplus property to be purchased from St. Andrew's Lutheran Church
- Set-asides for households with disabilities



Orchard Gardens

- Location: 4315 129th Pl SE, Bellevue
- Applicant: Habitat for Humanity
- Funds Requested: \$1,125,000
(\$600,000 awarded in 2022)
- Recommended 2025 Award: \$1,116,000
 - \$500,000 HTF
 - \$616,000 CDBG
- 25 3-bedroom units
- Homeownership for families up to 80% AMI



Kirkland House

- Location: 13205 100th Place NE, Kirkland
- Applicant: Porchlight (formerly Congregations for the Homeless)
- Funds Requested: \$462,600
- Recommended Award: \$462,600
 - \$212,600 HTF
 - \$250,000 City of Kirkland
- 6 bedrooms, 30% & 50% AMI
- Rehab and expansion of Porchlight home for men exiting homelessness



Family Village Redmond

- Location: 16601 NE 80th St., Redmond
- Applicant: YWCA Seattle-King-Sno
- Funds Requested: \$ 1,897,052
- Recommended Award: \$976,700
 - \$626,700 HTF
 - \$350,000 City of Redmond
- 20 2br & 3br units, 30% AMI
- Preserves existing housing for families exiting homelessness



LEO Trailhead

- Location: 1550 Newport Way NW, Issaquah
- Applicant: Life Enrichment Options (LEO)
- Funds Requested: \$191,500 (\$250,000 previously awarded)
- **Recommended 2025 Award: \$191,500**
- 7 units (studio suites) 30% & 40% AMI
- Condo within KCHA development to serve people with Intellectual and Developmental Disabilities



Summary of Recommendations

Sponsor	Project Name	Units	City	Amounts Requested	Award Amounts
				ARCH HTF	ARCH HTF
BRIDGE Housing Corporation	Bothell Lot P South	201	Bothell	\$ 1,500,000	\$1,500,000
Hopelink & SRM	Altaire at East Main	146	Bellevue	\$ 1,000,000	\$ 500,000
Imagine Housing	Forest Edge	100	Bellevue	\$ 2,000,000	\$ 500,000
Habitat for Humanity Seattle-King and Kittitas Counties	Orchard Gardens	25	Bellevue	\$ 1,125,000	\$ 500,000 +
PorchLight	The Kirkland House	6	Kirkland	\$ 462,600	\$ 462,600 *
YWCA Seattle King Snohomish	Family Village Redmond	20	Redmond	\$ 1,897,052	\$ 976,700 **
Life Enrichment Options	LEO Condominiums at Trailhead	7	Issaquah	\$ 191,500	\$ 191,500
Imagine Housing	Peter's Ridge Apartments	108	Bellevue	\$ 2,000,000	\$ -
King County Housing Authority	Trailhead Apartments	156	Issaquah	\$ 500,000	\$ -
Low Income Housing Institute	Aventine Apartments	66	Bellevue	\$ 50,000	\$ -
reSpace, Inc.	Multigenerational Homeowners	40	Bellevue	\$ 500,000	\$ -
Shelter Resources	Catalina	96	Bellevue	\$ 1,000,000	\$ -
Vintage Housing Development, Inc	Parq by Vintage	259	Issaquah	\$ 2,000,000	\$ -
Total		1230		\$14,426,152	\$4,630,800

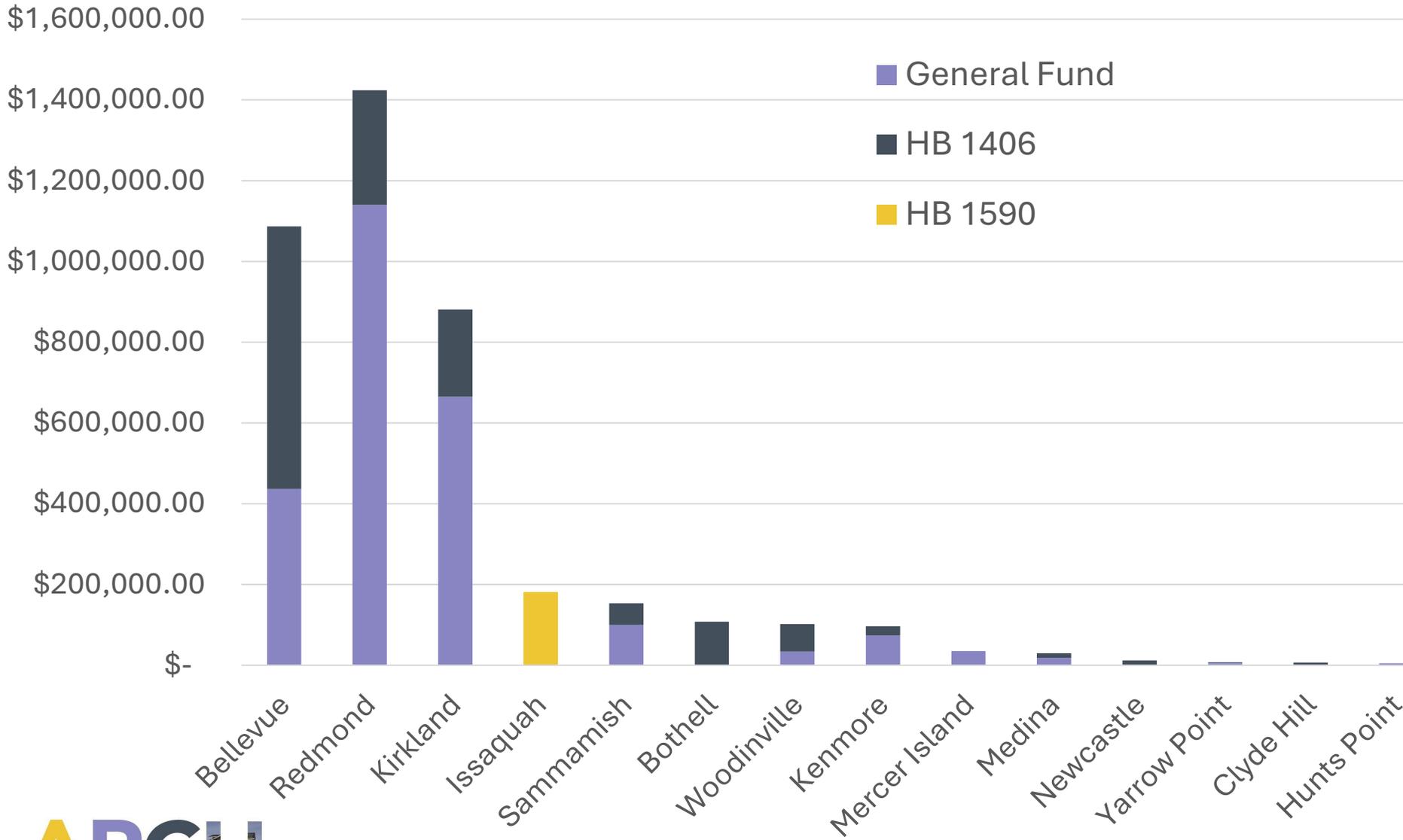
+ ARCH also recommends an additional \$616,000 in CDBG for this project to be contracted with King County

* Includes an additional \$250,000 Kirkland contributed for this project.

** Includes an additional \$350,000 Redmond contributed for this project.



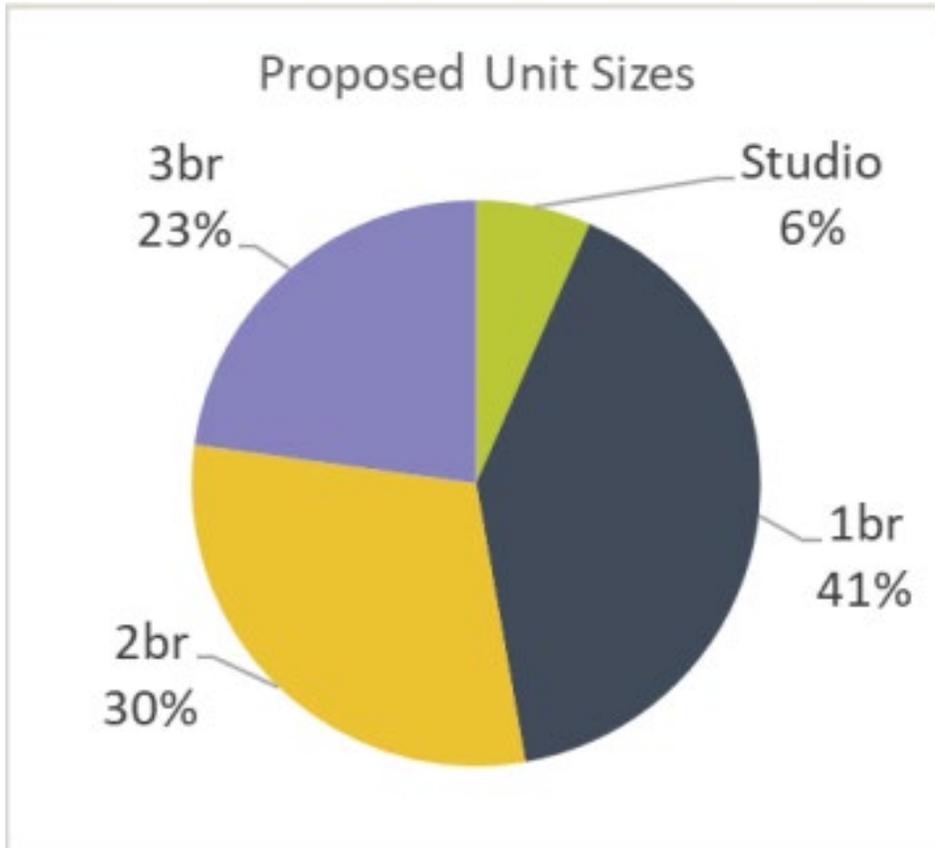
2025 Trust Fund Contributions



City	Percent of HTF
Bellevue	23%
Redmond	33%
Kirkland	20%
Issaquah	5%
Sammamish	3%
Bothell	2%
Woodinville	2%
Kenmore	2%
Mercer Island	1%
Medina	1%
Newcastle	0%
Yarrow Point	0%
Clyde Hill	0%
Hunts Point	0%



Takeaways from the 2025 Round



- Shift toward 2br and 3br units, increasing the per unit cost
- Partnerships on public and faith-owned land unlocking more opportunities

Takeaways from the 2025 Round



**3 times
requested**



**as
available**

- Recommended awards will create or preserve 505 homes
- Record funding round - 2025 requests exceeded funding by 3 to 1, up from 2 to 1 in 2024
- Additional local, county and state investments key to filling the gap

Council Action

Consider directing staff to return with legislation approving funding allocation for the Fall 2025 ARCH Housing Trust Fund Award Recommendations

